

Residential Tenancies Board

Determination Order

Ref: DR0918-48094

In the matter of Dave Prendergast [Applicant Landlord] and Cora O'Donovan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 5th July 2018, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 55 Quinagh Green, Blackbog Road, Co. Carlow, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €29.23, within 7 days of the issue of this Determination Order, being rent arrears up to the 3rd October 2018, being the date of the adjudication, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall pay any rent outstanding from the 3rd October 2018, at the rate of €700 per month and/or €28.77 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as she vacates the above dwelling
5. The Applicant Landlord shall refund the entire of the security deposit of €700 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 15 November 2018.



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director