

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0918-48360**

In the matter of Christian Beier [Applicant Landlord] and Anthony O'Kelly, Marie Cook [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 29th August 2018 on the Respondent Tenants in respect of the tenancy of the dwelling at 29 Coolevin Park, Coosan, Athlone, County Westmeath, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 56 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1696.51 to the Applicant Landlord, within 56 days of the date of issue of this Order, being rent arrears of €2364.40, plus utility charges of €332.11, less damages of €1,000.00 awarded for the Applicant Landlord's failure to allow the Tenants enjoy peaceful and exclusive occupation of the dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 8th October 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €450 per month or proportional part thereof at the rate of €14.80 per day, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the dwelling

This Order was made by the Residential Tenancies Board on 08 January 2019.

  
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Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director