

Residential Tenancies Board

Determination Order

Ref: DR0918-48688

In the matter of Duncan Finlayson [Applicant Landlord] and Earl McDonald [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 26th July 2018, on behalf of the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling 3 Colley Row, Wicklow Town, Co. Wicklow is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from the 30th November 2018, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €600.00 per month or proportional part thereof at the rate of €19.73 per day, unless lawfully varied, together with any other charge/s provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit 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 08 February 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director