

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0919-57139**

In the matter of Irene Kemple [Applicant Landlord] and Karen Farrell and James McGee [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 on 21 May 2019, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Beaupré House, 4 The Rocks, Stonepark, Longford, Co. Longford, is invalid.
2. The Respondent Tenants shall pay the total sum of €1190.40 to the Applicant Landlord, within 56 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
3. The Notice of rent increase served on 21 May 2019, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the above dwelling is invalid. The current rent remains at the rate of €550 per month.
4. The Respondent Tenants shall also pay any further rent outstanding from 5th November 2019, being the date of the hearing, to the Applicant Landlord, at the rate of €550.00 per month, unless lawfully varied, 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 on foot of a valid Notice of Termination.

This Order was made by the Residential Tenancies Board on 06 January 2020.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director