

Residential Tenancies Board

Determination Order

Ref: DR0919-57231

In the matter of Lifetime Resources Unlimited Company ULC [Applicant Landlord] and Edward Phillips [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant is overholding in respect of the tenancy of the dwelling at 29 Harbour Court, Friars Mill Road, Mullingar, County Westmeath.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within twenty-eight days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 6th January 2020, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €540.00 per month or proportional part thereof at the rate of €17.70 per day, 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 the above dwelling is vacated by him and any other person/s residing therein.
4. The Applicant Landlord shall refund the entire of the security deposit of €540.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 26 August 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director