

Residential Tenancies Board

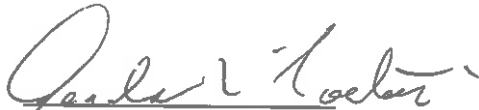
Determination Order

Ref: DR0919-57316, DR0919-57383

In the matter of Seosaimh O'Laoi [Applicant/Respondent Landlord] and Keith Glynn [Respondent/Applicant Tenant] 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 representatives of the Applicant/Respondent Landlord on 26th day of August 2019 on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at Apartment 37, Gleann Na Ri, Ti Luaghaidh, Murrough, Renmore, Co. Galway is valid.
2. The Respondent/Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent/Applicant Tenant shall pay the total sum of €1,597.96 to the Applicant/Respondent Landlord, in 2 equal instalments at the rate of €500 per calendar month, on the 1st of each month, followed by one further instalment of €597.96 in the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €1,397.96 together with the sum of €200 awarded in respect of damages as a result of the Respondent/Applicant Tenant's failure to comply with his legal obligations to discharge rent in accordance with Section 16 of the Act and in failing to vacate the rented property after the service of a valid Notice of Termination.
4. The enforcement of this Order for such payment of €1,597.96 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent/Applicant Tenant to the Applicant/Respondent Landlord on each due date until such time as the total sum of €1,597.96 has been paid in full.
5. The Respondent/Applicant Tenant shall also pay any further rent outstanding from the 2nd day of November 2019, at the rate of €750 per month or proportional part thereof at the rate of €24.66 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent/Applicant Tenant vacates the above dwelling.
6. The Applicant/Respondent Landlord shall refund the entire of the security deposit of €750.00 to the Respondent/Applicant Tenant, upon the Respondent/Applicant Tenant vacating and giving up possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

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

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', written over a horizontal line.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director