

Residential Tenancies Board

Determination Order

Ref: DR0919-57411

In the matter of Elizabeth Adewoye [Applicant Tenant] and Patrick Kiely [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 28 August 2019, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 14A Beechmount Crescent, Trim Road, Navan, Co Meath, is valid.
2. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 30 June 2020.
3. The Applicant Tenant shall pay any further rent outstanding from 14 January 2020, being the date of the Adjudication Hearing, at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 per day, unless lawfully varied, and any other charges as 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 the Applicant Tenant and any other persons residing therein.
4. The Respondent Landlord shall pay the sum of €1,000.00 to the Applicant Tenant within 14 days of the date of issue of this Order, being damages for the breach of landlord obligations regarding the standard and maintenance of the dwelling, in respect of the tenancy of the dwelling at 14A Beechmount Crescent, Trim Road, Navan, Co Meath.
5. The Respondent Landlord shall refund the security deposit of €600.00 to the Applicant 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 16 July 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director