

Residential Tenancies Board

Determination Order

Ref: DR0920-65165

In the matter of John Lydon Carpentry Ltd [Applicant Landlord] and Amanda Bennis, Richard Eillis [Respondent Tenants] 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 22nd September 2020 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 208 Park View Court, Lord Edward Street, Co. Limerick, is valid.
2. The Respondent Tenants, and all other persons residing in the dwelling, shall vacate and give up possession of the dwelling within a period of 28 days from the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €2184 to the Applicant Landlord, within a period of 120 days from the date of issue of this Order. This sum represents rent arrears of €2184 in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 3rd November 2020, being the date of the hearing, to the Applicant Landlord, at the rate of €1144 per month or proportionate part thereof at the rate of €37.61 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the security deposit of €1100 to the Respondent Tenants, 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 07 April 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director