

Residential Tenancies Board

Determination Order

Ref: DR0921-72604

In the matter of Hilary Fitzgibbon [Applicant Landlord] and Michael Ryder [Respondent Tenant] 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 19th August 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 11 The Orchard, Friar Street, Thurles, Co. Tipperary, E41PX76 is valid.
2. The Respondent Tenant, and any other persons currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €6,700.00 to the Applicant Landlord within 120 days of the date of issue of this Determination Order. This sum of €6,700.00 being rent arrears up to the 2nd December 2021 in respect of the aforementioned tenancy.
4. The Respondent Tenant shall pay the further sum of €1,000.00 to the Applicant Landlord within 120 days of the date of issue of this Determination Order. This sum of €1,000.00 being damages for breach of tenancy obligations by the Respondent Tenant in causing damage in respect of the aforementioned tenancy.
5. The Respondent Tenant shall also pay any further rent outstanding from the 2nd December 2021, to the Applicant Landlord, at the rate of €800.00 per month or proportional part thereof at the rate of €26.30 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and by any other current occupants.

This Order was made by the Residential Tenancies Board on 16 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director