

Residential Tenancies Board

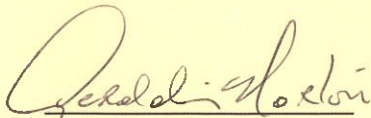
Determination Order

Ref: DR0923-89388, DR0723-87350

In the matter of Cassie Doran [Applicant/Respondent Tenant] and Susan Browne [Respondent/Applicant 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 1/02/2023, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 6 Mill View, Kells, Co Kilkenny, is invalid.
2. The Notice of Termination with a date of service of 28/08/2023, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the above dwelling at valid.
3. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Determination Order.
4. The Applicant Tenant shall pay the sum of €6,600.00 to the Respondent Landlord, within 28 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
5. The Applicant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from 8/03/2024, being the date of the Adjudication Hearing, at the rate of €1,100.00 per month, or proportionate part thereof at the rate of €36.16 per day, unless lawfully varied, 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 above dwelling is vacated by the Applicant Tenant and any other persons residing therein.
6. The Applicant Landlord is entitled to retain the security deposit of €1,650.00 and set it off against rent arrears.

This Order was made by the Residential Tenancies Board on 05 June 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director