

Residential Tenancies Board

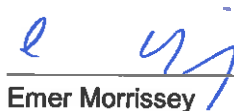
Determination Order

Ref: DR1018-49081

In the matter of John McConnell and Esther McConnell [Applicant Landlords] and Helen Kane [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 service date of 24th August 2018, and served by the Applicant Landlords upon the Respondent Tenant in respect of the tenancy of the dwelling at 13 Walton Hall, Applewood, Swords, County Dublin is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,209.60 to the Applicant Landlords within 56 days of the date of issue of this Order, this sum being arrears of rent in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 1st November 2018, being the date of the adjudication hearing, at the rate of €950 per month or proportional part thereof at the rate of €31.23 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 Tenant vacates the above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €850 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 08 January 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director