

Residential Tenancies Board

Determination Order

Ref: DR1018-49130

In the matter of Margaret Mary Moore [Applicant Landlord] and James Ryan, Jacqueline Ryan [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 13 December 2017 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 2 Orrery Terrace, Blarney Street, Co. Cork is valid, and the tenancy of the dwelling terminated on 20 August 2018.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding, and return the keys of the Dwelling to the Applicant Landlord or her agents, within 42 days of the issue of this Order.
3. From 8 January 2019 onwards (date of the hearing) the Respondent Tenants shall also pay the equivalent of the monthly rent to the Applicant Landlord at the rate of €800.00 per month or €26.30 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenants vacate the dwelling.
4. The Applicant Landlord shall refund the entire of any security deposit 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 01 March 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director