

Residential Tenancies Board

Determination Order

Ref: DR1019-57633, DR0919-57489

In the matter of Alan Clegg [Applicant/Respondent Landlord] and Samantha Callaghan [Respondent/Applicant Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 4th July 2019 by the Applicant/Respondent Landlord on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at 3 Glen Downs, Stradbally Road, Portlaoise, Co. Laois, is valid.
2. The Respondent/Applicant Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent/Applicant Tenant shall continue to pay rent from 31st October 2019, being the date of the hearing, to the Applicant/Respondent Landlord, at the rate of €1,000 per month or proportional part thereof at the rate of €32.88 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 she vacates the above dwelling.
4. The Applicant/Respondent Landlord shall refund the entire of the security deposit of €1,000 to the Respondent/Applicant Tenant, upon the Respondent/Applicant 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 06 January 2020.


Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director