

Residential Tenancies Board

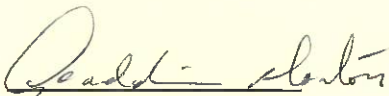
Determination Order

Ref: DR1020-65601

In the matter of Ben Roberts, Jade Arrigan [Applicant Tenants] and Conor Sheeran (acting in his capacity as Receiver over certain assets of Frances Power and Audrey Power, Landlords) [Respondent Receiver] 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 October 2020 served by the Respondent Receiver on the Applicant Tenants in respect of the tenancy of the dwelling at Apartment 3, Congreve House, George's Quay, Co. Waterford, X91K516, is valid.
2. The Applicant Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling on or before revised termination date, in accordance with the applicable Emergency legislation or within 10 days of the date of issue of this Determination Order, whichever is the later.
3. The Applicant Tenants shall pay the sum of €10 to the Respondent Receiver within 10 days of the date of issue of this Determination Order, being €1,200 rent arrears up until 27th February 2021 having off set the sum of €990 in respect of damages for the failure of the Respondent Receiver to comply with his obligations under Section 12(1)(b) of the Act to carry out necessary repairs in respect of the tenancy of the above dwelling plus the sum of €200 in respect of damages for the failure of the Respondent Receiver to transmit the Applicant Tenants' complaint about certain issues to the Management Company of the complex in which the dwelling is located, as required by section 12(1)(h) of the Act.
4. The Applicant Tenants shall continue to pay rent from 28th February 2021, to the Respondent Receiver, at the rate of €240 per month or proportionate part thereof at the rate of €7.89 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 the dwelling is vacated by the Applicant Tenants and any other person/s residing therein.

This Order was made by the Residential Tenancies Board on 09 June 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director