

Residential Tenancies Board

Determination Order

Ref: DR1020-65649, DR1020-65744

In the matter of Lisa Quinn, Peter Quinn [Applicant/Respondent Tenants] and Liam O'Donnell [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 served on 10 October 2020 by the Respondent/Applicant Landlord on the Applicant/Respondent Tenants in respect of the tenancy of the Dwelling at Apartment 4, Dillon's Court, Church Lane, Manorhamilton, Co. Leitrim, F91HP22 is valid. The Tenancy of the dwelling terminated on 17 October 2020.
2. The Applicant/Respondent Tenants and all persons residing in the above Dwelling shall vacate the Dwelling on or before 1 April 2021 or within 7 days of the issue of this Order whichever is the later date (subject to any Covid-19 Regulations that may be applicable). Upon vacating the Applicant/Respondent Tenants shall return the keys of the Dwelling to the Respondent/Applicant Landlord or his representative.
3. From 9 December 2020 (date of the hearing) onwards the Applicant/Respondent Tenants shall also pay the equivalent of the monthly rent at the rate of €500.00 per month or €16.44 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the above Dwelling.
4. The Respondent/Applicant Landlord shall refund the entire of any security deposit to the Applicant/Respondent Tenants on gaining vacant possession of the above Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Applicant/Respondent Tenants are in breach of their obligation under section 16(h) of the Act and have behaved within the Dwelling, or in the vicinity of it, in a way that is anti-social.

This Order was made by the Residential Tenancies Board on 31 March 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director