

Residential Tenancies Board

Determination Order

Ref: DR1021-73107

In the matter of Rosemarie McLoughlin [Applicant Landlord] and John Collins [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 4th September 2021 in respect of the tenancy of the dwelling at 7 Church Street, Cappawhite, Co. Tipperary, E34PW93 on the grounds of non-payment of rent arrears is valid.
2. The Notice of Termination dated 4th September 2021 in respect of the tenancy of the dwelling at 7 Church Street, Cappawhite, Co. Tipperary, E34PW93 on the grounds of breach of tenant's obligation not to cause a deterioration in the condition the dwelling was in at the commencement of the tenancy, other than normal wear and tear, is valid.
3. The Respondent Tenant and all persons 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 Determination Order.
4. The Respondent Tenant shall pay the total sum of €1,714.26 to the Applicant, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling accruing since 13th July 2021.
5. The Respondent Tenant shall also pay any further rent outstanding from 8th December 2021 to the Applicant at the rate of €80.00 per week or proportionate part thereof at the rate of €11.42 per day unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 16 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director