

Residential Tenancies Board

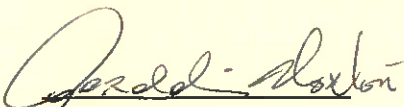
Determination Order

Ref: DR1022-80731

In the matter of Claire Cloke [Applicant Landlord] and Bernard Kenny [Respondent Tenant] 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 14th September, 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Carrowpadeen West, Dunmore, Tuam, Co Galway, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay the rent and any other charges pursuant to the tenancy as they fall due.
4. The Respondent Tenant shall pay the sum of €7,500.00 in respect of arrears as of the 1st April, 2023 within a period of 14 days from the date of this Determination Order.
5. The Applicant Landlord shall return the deposit to the Respondent Tenant within a period of 14 days from the date on which the Respondent Tenant actually vacates the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear.
6. For the avoidance of doubt, if when the Respondent Tenant actually vacates the property there are outstanding arrears, the Applicant Landlord may retain all or part of the deposit in full or partial discharge of the said arrears.
7. For the avoidance of doubt, any issue as to the condition of the property or damage thereto is reserved until the Applicant Landlord takes possession of the property.

This Order was made by the Residential Tenancies Board on 14 June 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director