

Residential Tenancies Board

Determination Order

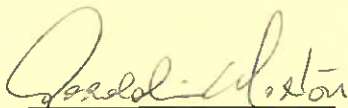
Ref: DR1023-89876

In the matter of Grainne Haack Pendersen [Applicant Landlord] and Declan Breach [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In the matter of Grainne Haack Pendersen (Applicant Landlord) and Leanne Naughton, Declan Breach (Respondent Tenants) the Adjudicator in accordance with Section 97(4)(a) of the Residential Tenancies Acts 2004 to 2022, determines that:

1. The Notice of Termination dated 17th August 2023 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 4, Willsbrook, Dooradoyle, Limerick, V94 N1F9 is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within seven days of the date of issue of the Determination Order.
3. The Respondent Tenants shall pay the total sum of €16,000.00 to the Applicant Landlord, within seven days of the date of issue of the Determination Order, being rent arrears of €16,000.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 7th March 2024, being the date of the Adjudication hearing, at the rate of €1,600.00 per month or proportional part thereof at the rate of €52.46 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 the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,600.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 24 April 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director