

Residential Tenancies Board

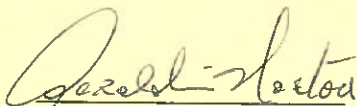
Determination Order

Ref: DR1023-90125

In the matter of Michael Currid, [Applicant Landlord] and Jessica Glavin [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination (rent arrears) with a date of service of 25/08/2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 6 Hillview Drive, Ballymote, Co Sligo, F56FE80, 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 21 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €5,650.00 to the Applicant Landlord, within 21 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from 30/04/2024, being the date of the Adjudication Hearing, at the rate of €350.00 per month, or proportionate part thereof at the rate of €11.51 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 Tenant and any other persons residing therein.
5. The Original Notice of Termination (landlord's intention to sell) with a date of service of 5/07/2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the above dwelling is invalid, due to a defect contained in , or occurring during the service of, this Original notice.
6. The Applicant Landlord is permitted to remedy the defect to the Original Notice of Termination by serving a "Remedial Notice", pursuant to section 66 (2A) of the Act. This Remedial Notice may only be served within 28 days of the issue of the Determination Order.

This Order was made by the Residential Tenancies Board on 24 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director