

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1118-49881**

In the matter of Lorraine Sweeny [Applicant Tenant] and Richard McGlynn [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on the 30th of October 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at 49 Ruanbeg Drive, Ruanbeg Manor, Co. Kildare, R51 H243, is valid.
2. The Applicant Tenant and all 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 Order.
3. The Applicant Tenant shall pay the Respondent Landlord the sum of €9,678.93 within 14 days of the date of this Order constituting rent arrears with respect of the aforesaid tenancy.
4. The Applicant Tenant shall continue to pay to the Respondent Landlord the sum of €24.33 per day from the 22nd of January 2019 until she vacates the aforesaid dwelling.
5. The rent review letter of the 4th of October 2016 is invalid and the rent remains €740 per month.

This Order was made by the Residential Tenancies Board on 28 March 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director