

Residential Tenancies Board

Determination Order

Ref: DR1118-50276

In the matter of Padraig Mannix [Applicant Landlord] and Patrick Murphy [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 19th October 2018, on behalf of the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 31 Dean's Lane, Tralee, Co. Kerry, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling, in which he is in unlawful occupation and over-holding, within 7 days of the date of issue of this Determination Order. On vacating the dwelling the Respondent Tenant shall return the keys of the dwelling to the Applicant Landlord.
3. The Respondent Tenant shall pay the total sum of €1,250.00 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order. (Less any amounts that may have already been paid by him). This sum of €1,250.00 represents rent arrears up to the 20th December 2018 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 20th December 2018, the date of the adjudication hearing, to the Applicant Landlord, at the rate of €650.00 per month or proportional part thereof at the rate of €21.37 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the dwelling.

This Order was made by the Residential Tenancies Board on 01 March 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director