

Residential Tenancies Board

Determination Order

Ref: DR1118-50362

In the matter of John Lane, Helen Lane [Applicant Landlords] and Valerie Monaghan, John O'Brien [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 11 October 2018 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 12 Awebeg, Rivervalley, Mallow, Co. Cork is valid, and the tenancy terminated on 23 November 2018.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and overholding, and return the keys of the Dwelling to the Applicant Landlords, within 28 days of the issue of this Order.
3. From 28 January 2019 onwards the Respondent Tenants shall continue to pay the equivalent of the monthly rent to the Applicant Landlords at the rate of €1,100.00 per month or €36.16 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenants vacate the dwelling.
4. The Applicant Landlords shall refund the entire of any security deposit to the Respondent Tenants on gaining vacant 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 04 April 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director