

Residential Tenancies Board

Determination Order

Ref: DR1119-58849

In the matter of Maura Clancy [Applicant Landlord] and Miguel Martins [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, with a date of service of 12 December 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 13 Collaire Court, Callan, Co Kilkenny, R95Y295, is valid.
2. The Respondent Tenant and any other person 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 Determination Order.
3. The Respondent Tenant shall pay the total sum of €1,344.56 to the Applicant Landlord within 21 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the dwelling at 13 Collaire Court, Callan, Co Kilkenny.
4. The Respondent Tenant shall also pay any further rent outstanding from 8 January 2020, being the date of the Adjudication Hearing, at the rate of €1,100.00 per month, or proportionate part thereof at the rate of €36.14 per day, unless lawfully varied, and any other charges as provided for under 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 Applicant Landlord shall refund the security deposit of €1,100.00 to the Respondent Tenant, upon the Respondent Tenant 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 05 March 2020.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director