

Residential Tenancies Board

Determination Order

Ref: DR1119-58858

In the matter of Oliver Murphy [Applicant Landlord] and Robert Donnelly [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 17 October 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 64 Doyle Street, Co. Waterford, 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €4379.86 to the Applicant Landlord, within 140 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 6 January 2020, being the date of the Adjudication Hearing, at the rate of €750.00 per month or proportionate part thereof at the rate of €24.66 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 €750.00 to the Respondent Tenant, 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 28 February 2020.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director