

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1119-59029**

In the matter of Philip Cosgrave and Valerie Cosgrave [Applicant Landlords] and Alan Elliott [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 2nd September 2019 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at The Cottage, Plunketstown Lower, Castledermot, Co. Kildare, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling on or before 20th March 2020 or within 28 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenant shall pay the total sum of €3,000 to the Applicant Landlords, within 28 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 19th December 2019, being the date of the Adjudication hearing, to the Applicant Landlords, at the rate of €600 per month or proportional part thereof at the rate of €19.73 per day, 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 above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €550 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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.

  
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**Emer Morrissey**  
**Assistant Director**

Duly authorised to sign on behalf of the Director