

Residential Tenancies Board

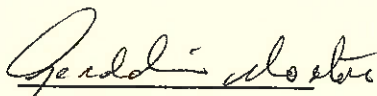
Determination Order

Ref: DR1122-81149, DR1122-81255

In the matter of Tyler Kearney [Applicant/Respondent Tenant] and Alan Challoner, Janette Challoner [Respondent/Applicant Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 24th June 2022 served by the Respondent/Applicant Landlords upon the Applicant/Respondent Tenant in respect of the tenancy of the dwelling at 37 The Drumlins, Virginia, Co. Cavan, A82F8Y9, is valid.
2. The Applicant/Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent/Applicant Landlords shall pay to the Applicant/Respondent Tenant the total sum of €3,000.00 within 42 days of the date of issue of this Determination Order, the said sum being €5,000.00 in damages for the consequences of carrying out an illegal eviction, having deducted €1,800.00 in rent arrears together with damages of €200.00 for failing to pay rent as it fell due, in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenant shall continue to pay rent as it falls due from 30th November 2022, being the date of the (virtual) adjudication hearing, to the Respondent/Applicant Landlords, at the rate of €900.00 per month or proportionate part thereof at the rate of €29.59 per day, unless lawfully altered, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and by all other occupants.

This Order was made by the Residential Tenancies Board on 11 January 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director