

Residential Tenancies Board

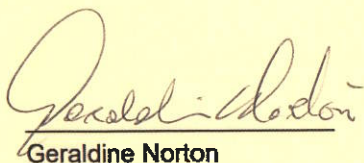
Determination Order

Ref: DR1123-90489

In the matter of Catherine Breen [Applicant Landlord] and Orla Archbold [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant is in arrears of €2,868.17 in respect of the period from 10th of April 2020 to the 9th of March 2024. The Respondent Tenant shall pay the sum of €2,868.17 to the Applicant Landlord in respect of the rent arrears concerning the tenancy of the dwelling situate at 45 The Fairways, Pollerton, Carlow, Co Carlow, R93E2A3, within 28 days of the date of issue of the Determination Order.
2. The Notice of Termination with a date of service of 26th of September 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 45 The Fairways, Pollerton, Carlow, Co Carlow, R93E2A3, is valid. The Respondent Tenant has been overholding since the 26th of October 2023. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 13th March 2024, being the date of the Adjudication Hearing, at the rate of €38.56 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 05 June 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director