

Residential Tenancies Board

Determination Order

Ref: DR1218-50562

In the matter of Frank Higgins and Margaret Higgins [Applicant Landlords] and Patrick Kidd [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 31st July 2018, by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at number 4, Higgins House, Castle Street, Loughrea, Co. Galway 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 within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 27th August 2019, being the date of the Adjudication hearing, to the Applicant Landlords, at the rate of €476.66 per month or proportional part thereof at the rate of €15.67 per day, and 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.
4. The Applicant Landlords shall refund the entire of the security deposit of €400 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 07 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director