

Residential Tenancies Board

Determination Order

Ref: DR1218-50821

In the matter of Thomas Size [Applicant Landlord] and Mary Aboderin [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 14 October 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 11 Dun Na Riogh Rise, Naas, Co. Kildare, W91 P209, is valid.
2. The Respondent Tenant and all 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 total sum of €27,000.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears of €24,000.00 plus damages of €3,000.00 for the consequences of the Respondent Tenant's failure to comply with her obligations to pay rent on the due dates, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 01st March 2019, being the date of the adjudication hearing, at the rate of €1,000.00 per month or proportional part thereof at the rate of €32.88 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,000.00 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 30 May 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director