

Residential Tenancies Board


Determination Order

Ref: DR1219-59165, DR1119-58809

In the matter of Margaret Colfer and John Colfer [Applicant/Respondent Landlords] and Emma Keogh and Gavin Keoghan [Respondent/Applicant Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 12 November 2019, served by the Applicant/Respondent Landlords on the Respondent/Applicant Tenants, in respect of the tenancy of the dwelling at 6 Clashrea Place, Co. Waterford, is valid
2. The Respondent/Applicant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 18 May 2020 or within 14 days of the date of issue of this Determination Order, whichever the later.
3. The Respondent/Applicant Tenants shall also pay any rent outstanding from 10 January 2020 being the date of the Adjudication Hearing, at the rate of €541.00 per month or proportionate part thereof at the rate of €17.79 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent/Applicant Tenants, and any other persons residing therein.
4. The Applicant/Respondent Landlords shall refund the security deposit of €450.00 to the Respondent/ Applicant Tenants, on gaining 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 05 March 2020.


Grace McCormack Macken
Higher Executive Officer
Duly authorised to sign on behalf of the Director