

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1219-59260**

In the matter of Ken Fennell [Applicant] (In their capacity as receiver over certain assets of Eamon Phelan and Breda Phelan, Landlords) and Brid Keely [Respondent Tenant] 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 15th April 2019, served by the Applicant Receiver on the Respondent Tenant in respect of the tenancy of the dwelling at San Clemente, Long Road, Mooretown, Rathcoffey, County Kildare, is valid.
2. The Respondent Tenant and any other person residing in the above dwelling shall vacate and give up possession of the above dwelling within 90 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 11th February 2020, being the date of the adjudication hearing, to the Applicant Receiver at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 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 above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 25 June 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director