

Residential Tenancies Board

Determination Order

Ref: DR1220-66829

In the matter of Paddy Madden [Applicant Landlord] and Patricia Kelly [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

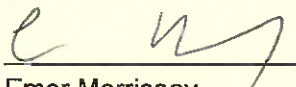
- 1 The Notice of Termination served on 19 October 2020 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 2 Bowman Street, Co. Limerick is valid.
- 2 Pursuant to the Residential Tenancies Act 2020 the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up the above dwelling either:
 - a. within 10 days of the expiration of the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947; or
 - b. within 14 days of the date of issue of this Order

whichever date is the later of the above shall apply to this Order.

- 3 The Respondent Tenant shall pay the sum of €4,741.50 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears due and owing as of 25 December 2020, in respect of the tenancy of the above dwelling.
- 4 The Respondent Tenant shall also pay any further rent outstanding from 04 March 2021 being the date of hearing, at the rate of €750 per month or proportionate part thereof at the rate of €24.66 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 she vacates the above dwelling.

5. The Applicant Landlord shall refund the entire of the security deposit of €550 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 02 June 2021.

A handwritten signature in blue ink, appearing to read 'Emer Morrissey', is written over a horizontal line.

Emer Morrissey

Assistant Director

Duly authorised to sign on behalf of the Director