

Residential Tenancies Board

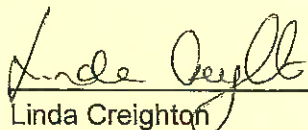
Determination Order

Ref: DR1221-74299

In the matter of Maurice Leahy [Applicant Landlord] and Padriac Kinahan, Lesley Talbot [Respondent 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 15 September 2021 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 30 The Paddocks, Newcastle West, Co. Limerick, V42E277, is valid.
2. The Respondent Tenants, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the sum of €18,750.00 to the Applicant Landlord within 42 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 2 March 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €750.00 per month or proportional part thereof at the rate of €24.66 per day, unless lawfully varied, plus any other charges 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 Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €500.00 to the Respondent Tenants, on getting 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 18 May 2022.



Linda Creighton
Higher Executive Officer

Duly authorised to sign on behalf of the Director