

Residential Tenancies Board

Determination Order

Ref: DR0722-78432

In the matter of Christopher Foran, Caroline O'Donovan [Applicant Tenants] and Gina Webb [Respondent Landlord] 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 22nd June 2022 served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at Sunnyside, Knocksmall, Dunderrow, Kinsale, Co. Cork, P17XK20, is valid.
2. The Applicant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 13th February 2023 or within 14 days of the date of issue of this Determination Order, whichever is the later.
3. The Respondent Landlord shall refund the security deposit of €500.00 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenants shall continue to pay any further rent outstanding to the Respondent Landlord from 26/10/2022, being the date of the Adjudication Hearing, at the rate of €700.00 per month or proportionate part thereof at the rate of €23.01 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 Applicant Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 18 January 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director