

## Residential Tenancies Board

### Determination Order

**Ref: DR0422-76814**

In the matter of Noel Hartnett, Sheila Healy [Applicant Landlords] and Saoirse Coffey [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination with service dates of 19th January 2022, and 11th May 2022, and served by the Applicant Landlords upon the Respondent Tenant in respect of the tenancy of the dwelling at 22 Moyderwell, Tralee, Co. Kerry, V92XWN3, are invalid.
2. The Notice of Termination with a service date of 20th March 2022, and served by the Applicant Landlords upon the Respondent Tenant in respect of the tenancy of the above dwelling, is valid.
3. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order.
4. The Respondent Tenant shall pay to the Applicant Landlords the total sum of €2,185.65 within 84 days of the date of issue of this Determination Order, the said sum being rent arrears of €3,185.65, having deducted €1,000.00 in damages for the consequences of serving two invalid notices of termination, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 22 February 2023.



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Emilia Zagrean  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director