

Residential Tenancies Board

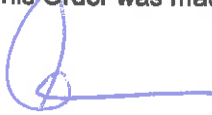
Determination Order

Ref: DR0518-43721

In the matter of Catherine Fiona Milne acting in capacity as representative of Nia Catherine Milne (deceased), Brian Gallagher acting in capacity of representative of Nia Catherine Milne (deceased) [Applicant Landlord(s)] and Peter Rafferty, Lisa Cooke [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 22 November 2017 by the Personal Representatives for the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 30 The Haven, Rosslare Strand, Rosslare, Co. Wexford, is valid.
2. The Respondent Tenants and all persons 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 Order.
3. The Respondent Tenants shall pay the total sum of €1,484.06 to the Applicant Personal Representatives, within 21 days of the date of issue of this 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 15 June 2018, being the date of the Adjudication Hearing, at the rate of €600 per month or proportional part thereof at the rate of €19.73 per day 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 Respondent Tenants vacate the above dwelling.
5. The Personal Representatives for the Landlord shall refund the entire of the security deposit of €650.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 26 October 2018.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director