

Residential Tenancies Board

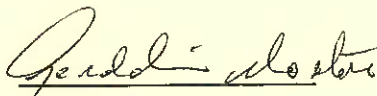
Determination Order

Ref: DR1022-80324

In the matter of PFJ Properties LTD [Applicant Landlord] and Thomas Coffey [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 6th December 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 4, Cloghers House, Cloghers Drive, Cloghers, Tralee, Kerry, V92CF2A is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within fourteen days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,090.00 to the Applicant Landlord, within seven days of the date of issue of this Order, being rent arrears of €1,940.00 in breach of Section 16(a)(i) of the Act and charge arrears of €150.00 in breach of Section 16(a)(ii) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 8th March 2023, being the date of the Adjudication hearing, at the rate of €650.00 per month or proportional part thereof at the rate of €21.37 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 Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €650.00 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 19 April 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director