

Residential Tenancies Board

Determination Order


Ref: TR0118-002784/DR1017-38127

In the matter of John Breen [Appellant Tenant(s)] and David Murray [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


In the matter of John Breen, Appellant Tenant and David Murray, Respondent Landlord, the Tribunal in accordance with Section 108(1) of the Residential Tenancies Act 2004 (As Amended) determines that:

1. The Notice of Termination dated the 26th of September 2017 in respect of the tenancy of the dwelling at 82 Ballymany Manor, Newbridge, Co Kildare, is valid.
2. The Appellant Tenant and all parties residing in the dwelling shall vacate and give up possession of the dwelling within 70 days of the date of issue of the Order.
3. The Appellant Tenant shall continue to pay rent to the Respondent Landlord at the rate of €850.00 per month or proportionate part thereof at the rate of €27.95 per day, unless lawfully varied, for each month or part thereof, until such time as he vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €795.00 to the Appellant Tenant, upon the Appellant Tenant 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 1 May 2018.



Tim Ryan
Board Member
Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Board