

## **Residential Tenancies Board**

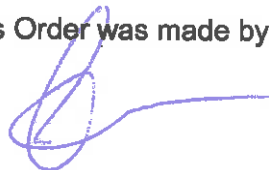
### **Determination Order**

**Ref: TR0618-003028/DR0318-42270 & DR0418-42834**

In the matter of Jack Slaughter, Paula Kehoe [Appellant Tenant(s)] and Monica Morris [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 11 March 2018 served on the 11 March 2018 and on the 12 March 2018 by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at Cormeen, Moynalty, Kell, County Meath, A82 TW77 is valid.
2. The Appellant Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Appellant Tenants shall pay the total sum of €3,301.52 to the Respondent Landlord within 28 days of the date of issue of this Order. This sum represents rent arrears of €2,800.00 in respect of the tenancy of the above dwelling from and including the 13th of February 2018 up to and including the monthly rent payment of €400.00 due on the 13 August 2018 plus electricity charges of €501.52 up to the 15 August 2018 in respect of the tenancy in the dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from and including the 13 September 2018, to the Respondent Landlord, at the rate of €400.00 per month or proportional part thereof at the rate of €13.15 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 they and all other occupants vacate the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €400.00 to the Appellant Tenants, upon the Appellant 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 4 December 2018.



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Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director