

Residential Tenancies Board

Determination Order

Ref: TR0219-003557/DR0119-51016

In the matter of Paul Carroll [Appellant Landlord] and Sam Kelly, Audrey Earls [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on the Respondent Tenants on 9 November 2018 in respect of the tenancy of the dwelling at An Tigin, Moylagh, Oldcastle, Co. Meath, is valid.
2. The Respondent 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 Respondent Tenants shall pay the total sum of €5,468.88 to the Applicant Landlord on or before 1 September 2019, being rent arrears in respect of the tenancy of the dwelling at An Tigin, Moylagh, Oldcastle, Co. Meath.
4. The Respondent Tenants shall pay any further rent outstanding from 18 June 2019, being the date of the Tribunal hearing, to the Respondent Landlord, at the rate of €750.00 per month or proportional part thereof at the rate of €24.66 per day, together with any other charges set out in the terms of the tenancy agreement, for each month or part thereof, until such time as the tenants vacate the above dwelling.
4. The Applicant Landlord shall refund the entirety of the security deposit of €425.00 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 29 July 2019.

A handwritten signature in black ink, appearing to be 'CD', written over a horizontal line.

Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director