

Residential Tenancies Board

Determination Order

Ref: TR0219-003583/DR1018-49525

In the matter of Liam Dennehy [Appellant Tenant] and Mark Mulhern. [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 18th April 2018 served by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at Cloghna Lane, Kilkenny Road, Milford, Carlow is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within twenty-eight days of the date of issue of this Order.
3. The Appellant Tenant shall pay any further rent outstanding from 14 May 2019, being the date of the Tribunal hearing, at the rate of €950 per month or proportional part thereof at the rate of €31.23 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 Appellant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €850 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Appellant Tenant's claim in respect of breach of Landlord obligations is not upheld.

This Order was made by the Residential Tenancies Board on 7 June 2019.

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