

Residential Tenancies Board

Determination Order

Ref: TR0220-004209/DR1019-58130

In the matter of Bridget Nolan [Appellant Landlord] and Keith O'Sullivan [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 the 18th September 2019 in respect of the tenancy of the dwelling at Apt 2, 13 Upper William Street, Listowel, Co. Kerry is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 14 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid -19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Respondent Tenant shall pay the total sum of €1,550.00 to the Appellant Landlord within 42 days of the date of issue of this Order being rent arrears of the tenancy at the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 19th March 2020 to the Appellant Landlord at the weekly rent of €70 or proportionate part thereof at the rate of €9.97 per day unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, until such time as he vacates the dwelling.
5. The Landlord shall refund the entire of the security deposit of €280.00 to the Respondent Tenant, upon the Respondent 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 25 June 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director