

Residential Tenancies Board

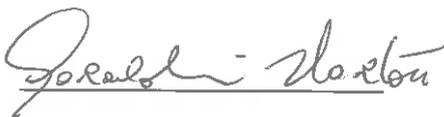
Determination Order

Ref: TR0220-004217/DR1119-58660

In the matter of Bridie McEvoy [Appellant Landlord] and Conor Fitzgerald [Respondent Tenant], 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 Appellant Landlord on 8 August 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at 27 Waters Edge, Ballyleague, Lanesborough, Roscommon, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Appellant Landlord shall pay the total sum of €200 to the Respondent Tenant, within 28 days of the date of issue of this Order, being damages of €300 for the Appellant Landlord's failure to comply with her obligations under the Act, having deducted €100 in respect of the Respondent Tenant's failure to comply with his obligations under the Act.
4. The Respondent Tenant shall also pay any further rent outstanding from 21 July 2020, being the date of the Tribunal hearing, at the rate of €600 per month or proportional part thereof at the rate of €19.73 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 Respondent Tenant vacates and give up possession of the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €600 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 23 September 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director