

Residential Tenancies Board

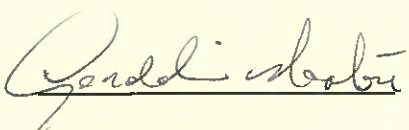
Determination Order

Ref: DR0620-62606

In the matter of Sean McCarthy [Applicant Tenant] and Richard O Mahony [Respondent Landlord] 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 Respondent Landlord on the Applicant Tenant on the 23rd of March 2020 with respect of the tenancy of the dwelling at 31 Valley Court, Athlone, Co. Westmeath N37 N5F6 is valid.
2. The Notice of Termination served by the Respondent Landlord on the Applicant Tenant on the 5th of August 2020 with respect of the aforesaid tenancy is invalid.
3. The Applicant Tenant shall vacate and give up vacant possession to the Respondent Landlord of the aforesaid dwelling within 24 days after the expiry of the emergency period within the meaning of section 2 of the Residential Tenancies Act 2020 or 14 days after the date of issue of this Order whichever is the later.
4. The Applicant Tenant shall pay the Respondent Tenant the sum of €180 within 14 days of the date of issue of this Order being rent arrears with respect of the aforesaid tenancy.
5. The undated Notice of Rent Review served by the Respondent Landlord is invalid.
6. The Applicant Tenant's claim for breach of Landlord's obligations under s. 12(1)(b) and 12(1)(g) of the Residential Tenancies Act 2004 is not upheld.

This Order was made by the Residential Tenancies Board on 08 September 2021.



Geraldine Norton
Higher Executive Officer
Duly authorised to sign on behalf of the Director