

Residential Tenancies Board

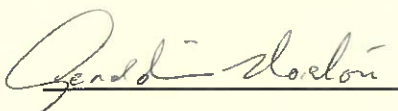
Determination Order

Ref: TR0321-004791/DR1120-66267

In the matter of Marius State [Appellant Tenant] and Gerard Kenny and Michelle Kenny [Respondent Landlords], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 10th of September 2020 by the Respondent Landlords on the Appellant Tenant, in respect of the tenancy of the dwelling at 108 Tirellan Heights, Headford Road, Galway, H91R50A is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €13,106.72 to the Respondent Landlords within 84 days of the date of issue of this Determination Order. This sum represents rent arrears of €12,606.72 plus damages of €500.00 for breach of tenant obligations in failing to pay rent and in overholding in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall continue to pay rent at the monthly rate of €900.00, or proportionate part thereof at the daily rate of €29.59, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
5. The Respondent Landlords shall refund the entire of the security deposit of €800.00 to the Appellant Tenant, on gaining 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 18 August 2021.



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

