

Residential Tenancies Board

Determination Order

Ref: TR0324-007300/DR0124-92261

In the matter of Claudia Sullivan and Joseph Sullivan [Applicant Landlords] and Maurice Bevan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 22 May 2023 served by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 3, Bellvue House, 3 Bellvue Terrace, Military Road, Saint Lukes, Cork, T23XP03, is valid. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
2. The Respondent Tenant shall also pay any further rent outstanding from 24 May 2024 being the date of the Tribunal hearing, at the rate of €370 month or proportional part thereof at the rate of €12.16 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 gives up possession of the above dwelling.
3. The Applicant Landlords shall refund the entire of the security deposit of €370 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 10 July 2024.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director