

Residential Tenancies Board

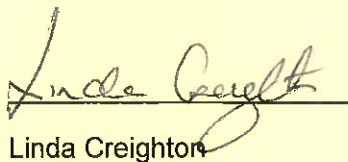
Determination Order

Ref: TR0422-005416/DR1121-73747

In the matter of Josephine Sweeney and John Sweeney [Appellant Tenants] and Peter O'Keeffe [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 Appellant Tenants on the 2nd of December 2020 in respect of the tenancy at 34 Willsgrove, Cahercalla, Ennis, Co. Clare is valid.
2. The Appellant Tenants and any other persons residing at the dwelling shall vacate and give up possession of the dwelling at 34 Willsgrove, Cahercalla, Ennis, Co. Clare on or before the 30th August 2022 or within 7 days of the issue of this Determination Order, whichever is the later date.
3. The Appellant Tenants shall pay any rent outstanding from the 1st June 2022 at the rate of 1050 euros per month or proportionate part thereof at the rate of €34.52 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit of 750 euros to the Appellant Tenants 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 29 June 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director