

Residential Tenancies Board

Determination Order

Ref: TR0519-003758/DR0319-52597

In the matter of John O'Sullivan [Applicant Landlord] and David O Keeffe, Brian McGuire [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 31 January 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 3 Rivervale, Newmarket Road, Kantuirk, Co. Cork is valid.
2. The Respondent Tenants 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 Order.
3. The Respondent Tenants shall pay the total sum of €251.20 to the Applicant Landlord within a period of 28 days, that sum being the net sum of €501.20 rent arrears due up to 11 January 2019 less the sum of €250 awarded to the Respondent Tenants for breach of landlord obligations.
4. The Respondent Tenants shall also pay all further rent outstanding from 11 January 2019 to the Applicant Landlord, at the rate of €185 per week or proportional part thereof at the rate of €26.43 per day ($\text{€}185/7 = \text{€}26.43$), unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €800 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 16 August 2019.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director