

Residential Tenancies Board

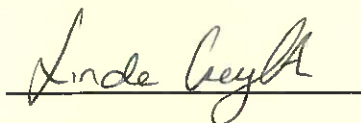
Determination Order

Ref: TR0522-005488/DR1221-74462

In the matter of Henry Watt and Muriel Taylor [Appellant Tenants] and Pauline O Callaghan [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 16 April 2021, in respect of the tenancy of the dwelling at Harristown Castlejordan Road, Kinnegad, Co. Meath, is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €11,232.00 to the Respondent Landlord within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from 28 July 2022, being the date on which the next rental payment falls due for payment, at the rate of €1,248.00 per month or proportionate part thereof at the rate of €41.03 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 above dwelling is vacated by the Appellant Tenants and any other persons residing therein
5. The Respondent Landlord shall refund the entire of the security deposit of €1,200.00 to the Appellant Tenants, upon the Appellant Tenants 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 17 August 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director