

Residential Tenancies Board

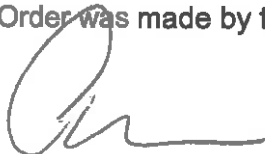
Determination Order

Ref: TR0619-003795/DR0419-53371

In the matter of Thomas Rooney, Catherine Dawson [Appellant Tenants] and Mike Grima [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 on the Appellant Tenants by the Respondent Landlord on 21 February 2019, in respect of the tenancy of the Dwelling at Rockabill House, Darisrath Road, Termonfeckin, Co. Louth, 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 28 days of the making of this Order.
3. The Appellant Tenants shall pay the sum of €7,802.75 to the Respondent Landlord within 28 days of the date of this Order, being rent arrears in respect of the tenancy of the above dwelling in the sum of €11,802.75, having deducted the sum of €4,000 being damages awarded for the Respondent Landlord's breach of S. 12(1) of the Act.
4. The Appellant Tenants shall pay any further rent outstanding from the date of the hearing, 26 July 2019, at the rate of €2,000 per month or proportionate part thereof at the rate of €65.75 per day, unless lawfully varied together with any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such time as they vacate the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €2,000 to the Appellant Tenants upon their vacating and giving up vacant possession of the Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 05 September 2019.



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