

Residential Tenancies Board

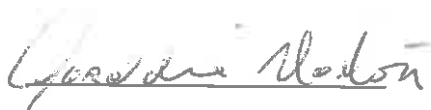
Determination Order

Ref: TR0719-003836/DR0319-53258

In the matter of Martin Flaherty [Appellant Landlord] and Jessica Ward and Patrick Ward [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Rent Review dated the 7 September 2018 served by the Appellant Landlord on the Respondent Tenants seeking to increase the rent to €950 per month effective from the 14 December 2018 is valid in respect of the tenancy of the dwelling at 10 Curragh Court, Bishop Street, Tuam, Co. Galway.
2. The Respondent Tenants shall pay the total sum of €239.23 in respect of rent arrears to the Appellant Landlord within 56 days from the date of the issue of this Order in respect of the tenancy of the dwelling at 10 Curragh Court, Bishop Street, Tuam, Co. Galway.
3. The Respondent Tenants shall also pay any further rent outstanding from the 1 August 2019, monthly in arrears on the last Wednesday of each month at the rate of €950 per month or proportional part thereof at the rate of €31.23 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 vacate and give up possession of the above dwelling.
4. The Notice of Termination served on the 19 March 2019 by the Appellant Landlord on the Respondent Tenants is invalid and accordingly the Respondent Tenants are not overholding.

This Order was made by the Residential Tenancies Board on 10 October 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director