

Residential Tenancies Board

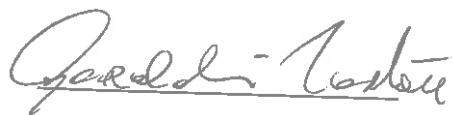
Determination Order

Ref: TR0819-003944/DR0619-54858

In the matter of Kirsten (Kim) Sundgren [Appellant Tenant] and John O'Sullivan [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 19 February 2019 by or on behalf of the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at Mountain House, Currinara, Foxford, Co. Mayo, Ireland is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total amount of EUR 1,800 to the Respondent Landlord within 60 days of the date of this Order being the rent due and owing in the amount of EUR 1,601 up to the date of the hearing, together with an amount of EUR 199 in damages for the withholding of lawfully due rent from 1 June 2019 to the date of the hearing.
4. For the avoidance of doubt, the Appellant Tenant shall also continue to pay rent outstanding from 25 October 2019 to the Respondent Landlord at the rate of EUR 800 per month or proportionate part thereof at the rate of EUR 26.30 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 she vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1,600 to the Appellant Tenant, upon the Appellant Tenant 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 12 December 2019.

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', written in a cursive style.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director