

Residential Tenancies Board

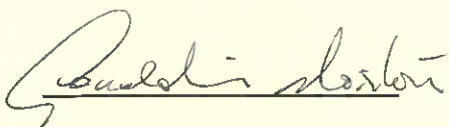
Determination Order

Ref: TR0820-004406/DR0320-61057

In the matter of Robert Newel [Appellant Landlord] and David Coyne and Sharon McNeill [Respondent Tenants], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination of 16 March 2020, served by the Appellant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Ballynakillew, Headford, Co. Galway, H91YNA4, is valid.
2. The Respondent Tenants and all other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order, or, where the last day of that period falls within an emergency period within the meaning of that term under the Residential Tenancies Act 2020 or falls within 10 days of the expiration of such an emergency period, whichever is the later.
3. The Respondent Tenants shall pay any further rent outstanding from 16 March 2021, being the date of the Tribunal hearing, at the rate of €1,050 per month or proportionate part thereof at the rate of €34.52 (being $12 \times €1,050 / 365$) per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein, in accordance with paragraph 2 above.
4. The Appellant Landlord shall refund the security deposit of €750 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling in accordance with paragraph 2 above, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act 2004.

This Order was made by the Residential Tenancies Board on 02 June 2021.



Geraldine Norton
Higher Executive Officer
Duly authorised to sign on behalf of the Director