

Residential Tenancies Board

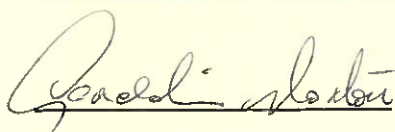
Determination Order

Ref: TR0821-005066/DR0521-69556

In the matter of Naomi Quinn [Appellant Tenant] and James O'Connor [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 Tenant on 30 April, 2021, in relation to a dwelling at Bella Vista, Ballystraw, Duncannon, Co. Wexford, Y34FT92 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within five weeks from 1 January, 2022 or within five weeks from the date of issue of this Determination Order, whichever is the later.
3. The Appellant Tenant shall pay the sum of €2,350.00 to the Respondent Landlord, within 180 days of the date of issue of this Determination Order, being rent arrears of €3,150.00 in respect of the tenancy of the above dwelling, having deducted €600.000 for breach of the Respondent Landlord's obligations and €200.00 for breach of Section 12(1)(a) of the 2004 Act.
4. The Appellant Tenant shall also pay any further rent outstanding from the 17 November, 2021, being the date of the Tribunal Hearing, at the rate of €350.00 per month or proportionate part thereof at the rate of €11.51 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 02 February 2022.



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