

## **Residential Tenancies Board**

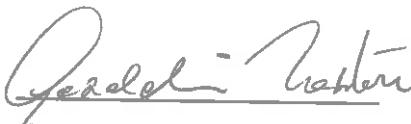
### **Determination Order**

**Ref: DR0419-53508**

In the matter of Harry Phelan & Sarah Phelan [Applicant Landlords] and Chantelle O'Reilly [Respondent Tenant], the Residential Tenancies Board, in accordance with Section 121 of the Residential Tenancies Act, 2004, determines that:

1. The Notice of Termination with a service date of 23rd April 2019, and served by the Applicant Landlords upon the Respondent Tenant in respect of the tenancy of the dwelling at 20 Newline Close, Newline Road, Mounthrath, County Laois is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €321.56 to the Applicant Landlords within 21 days of the date of issue of this Order, comprising rent arrears of €221.56 in addition to damages of €100 for the consequences of failing to pay rent as it falls due, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent and charges outstanding from 24th May 2019, being the date of the Adjudication hearing, at the rate of €750 per month or proportionate part thereof at the rate of €24.66 per day until such time as she vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 06 January 2020.



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