

Residential Tenancies Board

Determination Order

Ref: TR0919-004013/DR0819-56317

In the matter of John Casey [Appellant Landlord] and Nadine Koehler [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 8 July 2019 by the Appellant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 22 Rockcliffe Village, Blackrock, Cork, is valid.
2. The Respondent Tenant and all other persons residing in the dwelling shall vacate and give up possession of the dwelling within 28 days of the date of this Determination Order.
3. The Respondent Tenant shall pay the sum of €5,415.11 to the Appellant Landlord within 28 days of the date of this Determination Order, being the sum of rent arrears owing up to 7 November, 2019, the date of the hearing, in respect of the tenancy of the above dwelling, together with damages of €500 in compensation for losses incurred by the Appellant Landlord as a result of the Tenant's failure to pay rent in full on dates it became due and owing to the Landlord.
4. The Respondent Tenant shall also pay any further rent outstanding from the 7 November, 2019, to the Appellant Landlord, at the rate of €1,695 per month, or €55.73 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.
5. Upon vacation of the dwelling the Appellant Landlord shall repay the deposit of €1,585 paid by the Respondent Tenant less any sum lawfully retained in accordance with the provisions of the Act.

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

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', written over a horizontal line.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director