

Residential Tenancies Board

Determination Order

Ref: TR1019-004028/DR0819-56321

In the matter of Kieron Loftus [Appellant Tenant] and Mary Glenys Calvey [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 16 July 2018 severed by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at Mount Brown, Rosturk, Mulrany, Westport, County Mayo 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 42 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total sum of €4,703.59 to the Respondent Landlord within 84 days of the date of issue of this Order, being rent arrears of €1,999.30 and outstanding electricity of €2,704.29 in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall also pay any further rent outstanding from 13 November 2019, being the date of the Tribunal hearing, at the rate of €150.00 per month or proportional part thereof at the rate of €4.93 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 the Appellant Tenant vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €500.00 to the Appellant Tenant, on gaining 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 27 January 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director