

Residential Tenancies Board

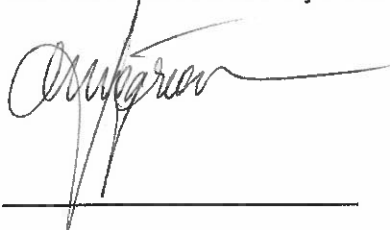
Determination Order

Ref: TR1022-005775/DR0422-76949

In the matter of Michael Mcnamara [Appellant Tenant(s)] and Aideen McCormack, Stephan Murray [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 6 April 2022, served by the Respondent Landlords on the Appellant Tenant, in respect of the tenancy of the dwelling at 45 Willowdale Bay Estate, Dundalk, Co. Louth, A91D7D9, is valid.
2. The Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of the determination order of the Board.
3. The Appellant Tenant shall also pay any further rent outstanding from 19 January 2023, being the date of the Tribunal hearing, at the rate of €950 per month or proportionate part thereof at the rate of €31.23 per day (being €950 x 12 / 365), 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, in accordance with paragraph 2 above.
4. The Respondent Landlords shall refund the security deposit of €850 to the Appellant Tenant, on gaining vacant possession of the dwelling in accordance with paragraph 2 above, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Appellant Tenant's claim of breach of landlord obligations with respect to the tenancy of the above dwelling is not upheld.

This Order was made by the Residential Tenancies Board on 15 March 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director