

Residential Tenancies Board

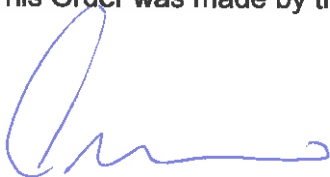
Determination Order

Ref: TR1218-003402/DR1018-49136

In the matter of Paul Byrne [Appellant Tenant] and Michelle Nolan [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 17th May 2018 on the Appellant Tenant in respect of the tenancy of the dwelling at 21 Deepdales, Southern Cross Road, Bray, County Wicklow A98K403, 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 28 days of the date of issue of this Order.
3. The Appellant Tenant shall also pay any further rent outstanding from the 30th January 2019, being the date of the Tribunal hearing, at the rate of €1,400 per month or proportional part thereof at the rate of €46.03 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 and give up possession of the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,200 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up 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 15 March 2019.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director