

Residential Tenancies Board

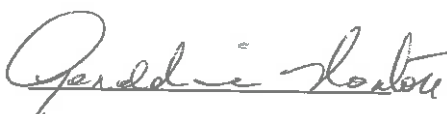
Determination Order

Ref: TR1219-004126/DR1019-57854

In the matter of John English [Appellant Tenant] and Larry McGrath [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 on 21 August 2019, by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at 3 River Court, River House, Main Street, Newport, Co. Tipperary, is valid.
2. The Appellant Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling with 14 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid - 19) Act 2020 or as extended by order under section 4 of the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Appellant Tenant shall pay the total sum of €4,367.34 to the Respondent Landlord within 14 days of the date of this Order being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall also pay any further rent outstanding from 15 February 2020, to the Respondent Landlord, at the rate of €480 per month or proportional part thereof at the rate of €15.78 per day, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he does vacate the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €500.00 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 25 June 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director