

Residential Tenancies Board

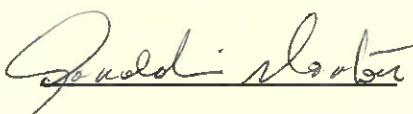
Determination Order

Ref: DR0620-62879

In the matter of Niall Shorten and Jennifer Shorten [Applicant Landlords] and Deborah Corbett [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 26 March 2020 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 12 Castlepark, Caherconlish, Co Limerick is valid.
- (2) The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020 the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent Tenant and any other persons residing in the dwelling shall vacate the dwelling within 24 days of the expiration of the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947.
- (3) The Respondent Tenant shall pay the sum of €6,295.92 to the Applicant Landlord, within 28 days of the date of issue of the Order, being rent arrears due and owing as of 12 October 2020, being the date of the hearing, in respect of the tenancy of the above dwelling.
- (4) The Respondent Tenant shall also pay any further rent outstanding from 12 October 2020, being the date of the hearing, at the rate of €750 per month or proportionate part thereof at the rate of €24.66 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 she vacates the above dwelling.
- (5) The Applicant Landlord shall refund the entire of the security deposit of €700 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 23 June 2021.



Geraldine Norton
Higher Executive Officer
Duly authorised to sign on behalf of the Director