

Residential Tenancies Board

Determination Order

Ref: TR1222-005841/DR0422-76692

In the matter of Pia Buckley, Alan O Connor [Appellant Tenant(s)] and Eileen O'Carroll [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In the matter of Pia Buckley & Alan O Connor (Appellant Tenant) Landlord and Eileen O'Carroll (Respondent Landlord) the Residential Tenancies Board, in accordance with Section 108(1) of the Residential Tenancies Act, 2004, determines that:

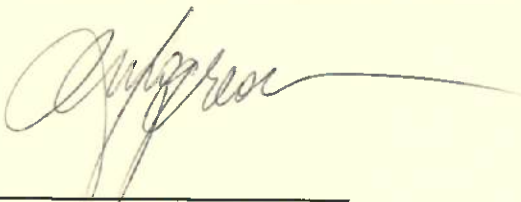
The Notice of Termination served on 01 September 2022 by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at Knocknaskeha, Killarney, Kerry, V93X466, Ireland is valid;

The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 90 days of the date of issue of the Determination Order.

The Appellant Tenants shall continue to pay rent from 20 March 2023 being the date of the Hearing, to the Respondent Landlord at the rate of €600 per month, 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 above dwelling is vacated by the Applicant Tenants and any other persons residing therein.

The Respondent Landlord shall pay the sum of €3,225.00 within 28 days of the date of issue of this order, being damages for breach of landlord obligations in failing to maintain the property in accordance with minimum standards in respect to the tenancy at the dwelling of Knocknaskeha, Killarney, Kerry, V93X466, Ireland.

This Order was made by the Residential Tenancies Board on the 24 May 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director