

## Residential Tenancies Board

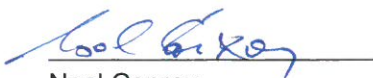
### Determination Order

**Ref: DR0216-24372**

In the matter of Targeted Investment Opportunities ICAV [Applicant Landlord] and Adyta Petit [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


1. The Notice of Termination dated the 27th August 2015 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Efferknock, Dublin Road, Trim, Co. Meath is invalid.
2. The Notice of Termination served by the Applicant on 5th November 2015 on the Respondent Tenant in respect of the tenancy of the above dwelling is valid.
3. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within twenty-eight days of the date of issue of this Order.
4. The Respondent Tenant shall pay the total sum of €246.60 to the Applicant Landlord within seven days of the date of issue of this Order, being rent arrears of €246.60, in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall also pay any further rent outstanding from 10th March 2016 to the Applicant Landlord at the rate of €750.00 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.
6. The Applicant Landlord shall refund the entire of the security deposit of €900.00 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 15 April 2016.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin  
Higher Executive Officer

Duly authorised to sign on behalf of the Board