

## Residential Tenancies Board

### Determination Order

**Ref: DR1117-38594**

In the matter of Michelle Roberts [Applicant Tenant] and Elaine Duffy [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 23 October 2017 by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 10 The Drive, Old Course, Ironmines, Mallow, Co. Cork is valid.
2. The Applicant Tenant, and any other persons residing in the above dwelling, shall give up possession and vacate the above dwelling on or before 15 July 2018.
3. The Applicant Tenant shall also pay rent from 25 January 2018 onwards, being the date of the hearing, to the Respondent Landlord, at the rate of €750.00 per month, or proportional part thereof at the rate of €24.66 per day, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, for each month or day or part thereof until such time as she vacates the dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €700.00 to the Applicant Tenant, on gaining 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 May 2018.



Justin O'Brien  
Board Member  
Duly authorised to sign on behalf of the Board



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