

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0318-41842**

In the matter of George Noble [Applicant Landlord] and Chelsea Molyneux [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 21 November 2017, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 20 Esker Hills, Ballinasloe, Co. Galway, is valid
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the above dwelling, within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €710.00 to the Applicant, within 28 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 24 April 2018 being the date of the Adjudication hearing, at the rate of €140.00 per week or proportional part thereof at the rate of €20.00 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 the Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €500.00 to the Respondent Tenant, upon the Respondent 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 22 June 2018.



James Doorley

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