

## **Residential Tenancies Board**

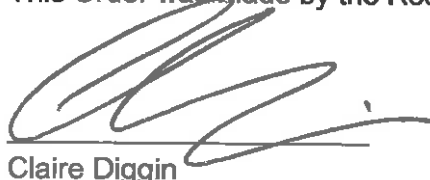
### **Determination Order**

**Ref: DR0119-51074**

In the matter of Alex Watkins [Applicant Tenant] and Anne O Mahony [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 2 February 2019 by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at Apartment 4, The Pier House, Glandore, Co. Cork is valid, and the tenancy of the Dwelling will terminate on 2 March 2019.
2. The Applicant Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding, and return the keys of the Dwelling to the Respondent Landlord, on or before 2 March 2019 or within 7 days of the issue of the determination order in this case, which ever is the later.
3. The Applicant Tenant shall pay the Respondent Landlord the total sum of €2,750.00 within 7 days of the date of issue of this order. This sum represents rent arrears up to 12 February 2019 in respect of the tenancy of the above dwelling of €2,200.00 plus damages of €550.00 in respect of breach of tenant obligations to pay the rent when it is due.
4. From 13 February 2019 (the next payment date) onwards the Applicant Tenant shall also pay the equivalent of the rent at the rate of €550.00 per month or €19.59 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as he vacates the dwelling.
5. The Respondent Landlord shall refund the entire of security deposit of €550.00 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 12 July 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director