

## **Residential Tenancies Board**

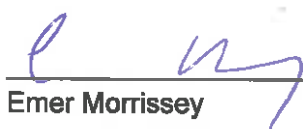
### **Determination Order**

**Ref: DR0120-59876**

In the matter of Rose Lydon and Francis Lydon [Applicant Landlord] and Ruairi Broderick [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 30th December 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 16 The Paddocks, Ballybrit, Galway is valid.
2. The Respondent Tenant and any other 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €1,150.32 to the Applicant Landlord, within 14 days of the date of issue of this Determination Order, being rent and utility bill arrears in respect of the tenancy of the above dwelling up to the 29th of January 2020.
4. The Respondent Tenant shall also pay any further rent outstanding from 8th July 2020, being the date of the Adjudication Hearing, at the rate of €327 per month or proportionate part thereof, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €327 to the Respondent Tenant, on gaining vacant possession of the above dwelling and receiving payment of the deposit, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 16 September 2020.



**Emer Morrissey**  
**Assistant Director**

Duly authorised to sign on behalf of the Director