

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0120-60002**

In the matter of Brian Connaughton [Applicant Landlord] and Ann Marie Stokes [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 2 April 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 30 Dun Darragh, Dublin Road, Longford, 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 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 2 March 2020, being the date of the Adjudication Hearing, at the rate of €640.00 per month, unless lawfully varied, or proportional part thereof at the rate of €21.04 per day and any other charges as set out in the terms of the tenancy agreement, until such time as she vacates and gives up possession of the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €300.00 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 20 August 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director