

## **Residential Tenancies Board**

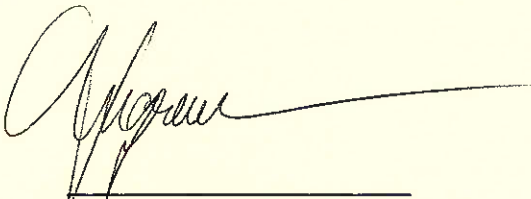
### **Determination Order**

**Ref: DR0122-74779**

In the matter of Carrie Casey Ryan [Applicant Tenant] and Barry John Ryan, Susan O'Reilly [Respondent Landlords] 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 14/12/2021 served by the Respondent Landlords on the Applicant Tenant, in respect of the tenancy of the dwelling at 18 Maple Avenue, Castlepark Village, Mallow, Co. Cork, is valid.
2. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Landlords shall refund the security deposit of €1,200.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenant shall continue to pay rent from 27/07/22, being the date of the Adjudication Hearing, to the Respondent Landlords at the rate of €1,200.00 per month, or €39.45 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 above dwelling is vacated by the Applicant Tenant and any other persons residing therein.
5. The Respondent Landlords shall pay the sum of €1,500.00 to the Applicant Tenant in damages for loss, inconvenience and frustration sustained in the breach of landlord obligations in respect of the standard and maintenance of the dwelling within 21 days of the date of issue of this Determination Order.

This Order was made by the Residential Tenancies Board on 07 September 2022.

  
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Emilia Zagrean  
Higher Executive Officer

Duly authorised to sign on behalf of the Director