

## Residential Tenancies Board

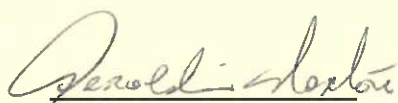
### Determination Order

**Ref: DR0122-75101**

In the matter of Derek Byrne [Applicant Landlord] and Geraldine Murphy [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 the 14th October 2020, served by the Applicant Landlord, on the Respondent Tenants, in respect of the tenancy of the dwelling at 13 Southern Gardens, Kilkenny Road, Carlow, R93HP96, is valid.
2. The Respondent Tenants and any persons residing in the above dwelling shall vacate and give up possession within 21 days of the issue of this Order.
3. The Respondent Tenants shall continue to pay rent outstanding from the 13th July 2022, being the date of the Virtual Adjudication, to the Applicant Landlord at the rate of €900.00 per month and/or €29.59 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 Respondent Tenants and all persons residing therein.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,000.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 17 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director