

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0219-51666**

In the matter of James O Sullivan [Applicant Landlord] and Ashley Healy [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 4th October 2018, by the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 27 Saint John's Square, Blackpool, Co. Cork, T23 W952, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Order.
3. The Respondent Tenant shall pay any rent outstanding from the 26th February 2019, at the rate of €221.50 per week and/or €31.64 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as she vacates the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €830 to the Respondent 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 02 May 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director