

## **Residential Tenancies Board**

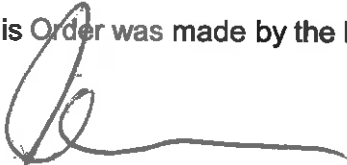
### **Determination Order**

**Ref: DR0219-51939**

In the matter of Antony Gallagher-Sigmarsson [Applicant Tenant] and John Jo Casey [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 23 January 2019 on the Applicant Tenant in respect of the tenancy of the dwelling at Farmhouse, Curraghagalla, Kilworth, Co. Cork is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Applicant Tenant shall also pay any further rent outstanding from 4 March 2019, being the date of the Adjudication hearing, at the rate of €800.00 per month or proportional part thereof at the rate of €26.30 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 Applicant Tenant vacate the above dwelling.
4. The Respondent Landlord shall pay the total sum of €800.00 to the Applicant Tenant, within 28 days of the date of issue of this Order, being damages for breach of landlord obligations under s. 12(1)(b) of the Residential Tenancies Act 2004 for failure to carry out necessary repairs, in respect of the tenancy of the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €800.00 to the Applicant Tenant, upon the Applicant 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 07 June 2019.



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Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director