

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0220-60862**

In the matter of Nimbus Property Company [Applicant Landlord] and Thomas Waite [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 21st January 2020 on the Respondent tenant in respect of his tenancy of the dwelling at 142, Glendale Estate, Shillelagh Rd, Tullow, County Carlow is valid, and therefore the Respondent tenant's tenancy terminated on the 21st February 2020.
2. The Respondent tenant and all 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 Order.
3. The Respondent tenant shall pay the sum of €4869.75 to the Applicant landlord, being rent arrears for the period 21st November 2019 to the 4th June 2020 owed by the Respondent tenant to the Applicant landlord in respect of his tenancy at 142, Glendale Estate, Shillelagh Rd, Tullow, County Carlow, within 21 days of the date of issue of this Order.
4. The Respondent tenant shall continue to pay any further rent from the 5th June 2020, being the day after the paper based adjudication hearing, at the rate of €750.00 per month or proportional part thereof at the rate of €24.65 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 Respondent tenant and any other occupant vacates the dwelling.
5. The Applicant landlord shall refund the entire of the security deposit of €550.00 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 September 2020.



**Ciara Cronin**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**