

## Residential Tenancies Board

### Determination Order

Ref: DR0221-67655

In the matter of Veronica McCoy [Applicant Landlord] and Claudia de Melo Andrade [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 25 January 2021 on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling, Ron's Flat, Upper Maiden Street, Newcastle West, Co. Limerick is valid. The Tenancy of the dwelling terminated on 1 February 2021.
2. The Respondent Tenant and all persons residing in the above Dwelling shall vacate the Dwelling on or before 1 August 2021 or within 7 days of the issue of this Order whichever is the later date. Upon vacating the Respondent Tenant shall return the keys of the Dwelling to the Applicant Landlord or her representative.
3. From 12 April 2021 (date of the hearing) onwards the Respondent Tenant shall also pay the equivalent of the weekly rent at the rate of €80.00 per week or €11.43 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as she vacates the above Dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit 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 28 July 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

