

## Residential Tenancies Board

### Determination Order

Ref: DR0222-75386

In the matter of Eamon Keane [Applicant Tenant] and Michael Quinn [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 11th January 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 2 Quinn's Apartments, Main Street, Ballyhaunis, Mayo, F35FX79, is valid.
2. The Applicant Tenant and any other 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 Determination Order.
3. The Applicant Tenant shall pay the sum of €14.00 to the Respondent Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears of €164.00, less damages of €150.00 for breach of landlord obligations, in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall also pay any further rent outstanding from 21st March 2022, being the date of the Adjudication Hearing, at the rate of €550.00 per month or proportionate part thereof at the rate of €18.08 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Applicant Tenant and any other persons residing therein.
5. The Respondent Landlord shall refund the security deposit of €550.00 to the Applicant 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 29 June 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director