

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0222-75456**

In the matter of John Carlin [Applicant Landlord] and Thomas McLaughlin [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 17 February 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 6, Foyle View, Bridge Street, Lifford, Co. Donegal, F93VY09, is valid.
2. The Respondent Tenant, and any other person/s 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 Respondent Tenant shall pay the sum of €16,177.00 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears due and owing as of 17 October 2022, in respect of the tenancy of the aforesaid dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 17 October 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €90.00 per week or proportionate part thereof at the rate of €12.86 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €200.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 December 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director