

Residential Tenancies Board

Determination Order

Ref: DR0222-75566

In the matter of Hilary Larkin (Acting in capacity as receiver over the certain assets of Muhammad Asheraf and Sindhu Varghese) [Applicant Landlord] and Michael O'Neill [Respondent Tenant] 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 of June 2021 served on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 41 Gaelcarrig Park, Newcastle, Co. Galway, H91ADV7, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the Applicant Landlord all rent outstanding from the 22nd of November 2022, being the date of the (virtual) adjudication hearing, at the rate payable by him before the appointment of the Applicant Landlord, 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 the above dwelling is vacated by the Respondent Tenant and any other person/s currently residing therein.

This Order was made by the Residential Tenancies Board on 11 January 2023.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director