

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0319-53192**

In the matter of Phillis Hanley [Applicant Landlord] and Patricia Doyle [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 by the Applicant Landlord on 20th February 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at 62 Valley Court, Athlone, Co. Westmeath is valid;
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order;
3. The Respondent Tenant shall pay the total sum of €3,125 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears of €2,625 plus damages of €500 in respect of the Respondent Tenant's breach of her obligation to pay rent, in respect of the tenancy of the above dwelling;
4. The Respondent Tenant shall also pay any further rent outstanding from 23rd April 2019, being the date of the Adjudication hearing, at the rate of €650 per month or proportional part thereof at the rate of €21.37 per day 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 vacates the above dwelling;
5. The Applicant Landlord shall refund the entire of the security deposit of €650 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 14 June 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director