

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0320-61137**

In the matter of John (Sean) Coffey [Applicant Landlord] and Veronica McGuigan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 1 July 2019 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 316 Tirellan Heights, Headford Road, Co. Galway is valid. The Respondent Tenant has been overholding since 15 February 2020.
2. The Respondent Tenant, and all 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 Order.
3. The Respondent Tenant shall continue to pay rent to the Applicant Landlord at the rate of €805.00 per month or proportionate part thereof at the rate of €26.47 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 the dwelling is vacated by her and any other person/s currently residing therein.
4. Upon gaining vacant possession of the dwelling, the Applicant Landlord shall return the entire of the €850.00 security deposit to the Respondent Tenant, less any lawful deductions made in accordance with the Act.

This Order was made by the Residential Tenancies Board on 14 October 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director