

## Residential Tenancies Board

### Determination Order

**Ref: DR0323-83505**

In the matter of Shane Hensey [Applicant Landlord] and Kenneth Seymour [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 4 January 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Hill House, High Street, Westport, Co. Mayo, F28 FW20, Ireland is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 10 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €11,500.00 to the Applicant Landlord, within 10 days of the date of issue of the Determination Order, being rent arrears of €12,500.00 having deducted the justifiably retained security deposit of €1,000.00 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 28 June 2023, being the date of the Adjudication Hearing, at the rate of €1,000.00 per month or proportionate part thereof at the rate of €32.88 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 30 August 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director