

## Residential Tenancies Board

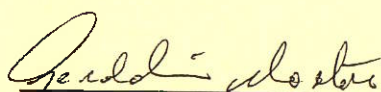
### Determination Order

Ref: DR0323-83942

In the matter of James Anderson acting in capacity as receiver over certain assests of Tyrone Martin [Applicant Landlord] and Abdul Waheed [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 30 April 2021 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 19 The Oaks, Frenchpark, Roscommon, F45 YW99, 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 30 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €13,000.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 13 September 2023, being the date of the Adjudication Hearing, at the rate of €500 per month, or proportionate part thereof at the rate of €16.44 per day, unless lawfully varied, 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 above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 18 October 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director