

## **Residential Tenancies Board**

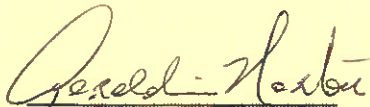
### **Determination Order**

**Ref: DR0324-93728, DR0324-94021**

In the matter of Claudiu Bujoreanu [Applicant Tenant] and Pat Almond [Respondent Landlord] 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 28th November 2023, served by the Respondent Landlord on the Applicant/Respondent Tenant, in respect of the tenancy of the dwelling at Ballygowan, Milford, Carlow, R93VH60, is valid.
2. The Notice of Termination with a date of service of 28th February 2024, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the above dwelling, is valid.
3. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of the Determination Order.
4. The Applicant Tenant shall also pay any further rent outstanding from 16th May 2024, being the date of the Adjudication Hearing, at the rate of €1,100 per month or proportionate part thereof at the rate of €36.16 per day, unless lawfully varied, and any other charges as 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 Tenant and any other persons residing therein.
5. The Respondent Landlord shall refund the security deposit of €1,100.00 to the Applicant Tenant, on gaining 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 August 2024.



**Geraldine Norton**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**