

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0519-54624**

In the matter of Brendan Bartley [Applicant Landlord] and Mary Dowd [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 on 13 December 2018 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 59 Cromwellsfort Drive, Mulgannon, Co. Wexford, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 26 June 2019, being the date of the Adjudication Hearing, at the rate of €170.00 per week, unless lawfully varied, or proportional part thereof at the rate of €24.29 per day and any other charges as set out in the terms of the tenancy agreement, until such time as she vacates and gives up possession of the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €680.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 09 August 2019.

  
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Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director