

## **Residential Tenancies Board**

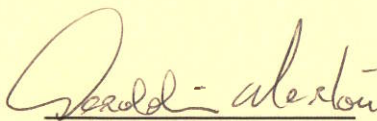
### **Determination Order**

**Ref: DR0523-85198**

In the matter of Aengus Burns [Applicant Landlord] and Declan McSharry [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 service date of 24 February 2023, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 23, Block A, City Gate, Connolly Street, Sligo, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €19,365.00 to the Applicant Landlord, within 28 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 26 January 2024, being the date of the Adjudication Hearing, at the rate of €800.00 per month or proportionate part thereof at a rate of €26.30 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 Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 05 June 2024.



**Geraldine Norton**

Higher Executive Officer

Duly authorised to sign on behalf of the Director