

## **Residential Tenancies Board**

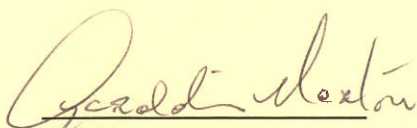
### **Determination Order**

**Ref: DR0523-85201**

In the matter of Tony Considine [Applicant Landlord] and Catriona Conway [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 20th October 2022, served on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at Gurrane Beg, Barnaderg, Tuam, Co. Galway, H54CY26, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession within 14 days of the issue of this Order.
3. The Respondent Tenant shall continue to pay rent outstanding from the 4th December 2023, being the date of the Virtual Adjudication, to the Applicant Landlord at the rate of €850.00 per month and/or €27.95 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 all persons residing therein.
4. The Applicant Landlord shall refund the entire of the security deposit of €850.00 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 28 February 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director