

## **Residential Tenancies Board**

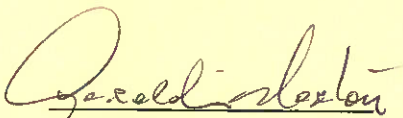
### **Determination Order**

**Ref: DR0523-85940**

In the matter of John Gray [Applicant Landlord] and Sharon Giltrap [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant is in breach of her obligations under section 16(h) of the Act.
2. The Respondent Tenant is in rent arrears as at the date of the adjudication hearing (19 July 2023), in the sum of €1,529.75.
3. The Notices of Termination for Rent Arrears and for Breach of Tenant obligations with a date of service of 26 April 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Gable end cottage, Church Rd, Blackwater, Enniscorthy, Co. Wexford, are valid and the Respondent Tenant is overholding.
4. The Respondent Tenant and any other 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 Determination Order.
5. The Applicant Landlord shall refund the entire of the security deposit, of €1000.00, to the Respondent Tenant on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
6. The Respondent Tenant shall pay the total sum of €1,529.75 to the Applicant Landlord within 28 days of the date of this Determination Order.
7. The Respondent Tenant shall also pay any further rent outstanding from 19 July 2023, being the date of the Adjudication Hearing, at the rate of €1,000.00 per month, or proportionate part thereof at the rate of €32.88 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each week 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 06 September 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director