

## Residential Tenancies Board

### Determination Order

**Ref: DR0621-70219**

In the matter of Ramon Bisiriyu [Applicant Landlord] and Michelle Daly [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 date of service of 23rd of December 2020, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 7 Glenkeen Crescent, Fairgreen, Portlaoise, Co. Laois, R32F22E is valid and the revised termination date was the 13th of August 2021.
2. The Notice of Termination with a date of service of the 10th of March 2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 7 Glenkeen Crescent, Fairgreen, Portlaoise, Co. Laois, R32F22E is valid and the revised termination date was the 21st of May 2021.
3. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
4. The Respondent Tenant shall pay the sum of €7,402.81 to the Applicant Landlord, within 90 days of the date of issue of this Determination Order, being a sum of €3,455.00 in rent arrears in respect of the tenancy of the above dwelling, €4150.00 in damages for deterioration caused to the above dwelling beyond normal wear and tear and the sum of €297.81 for payment of the gas metre, less the security deposit of €500.00.
5. The Respondent Tenant shall also pay any further rent outstanding from the 4th of August 2021, being the date of the Adjudication Hearing, at the rate of €115.00 per week or proportionate part thereof at the rate of €16.43 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 13 October 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

