

## Residential Tenancies Board

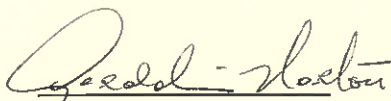
### Determination Order

Ref: DR0622-77806

In the matter of Joe Halloran [Applicant Landlord] and Kendra Hickey [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 service date of 15/06/2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 28 Kyne Park, Abbeyside, Dungarvan, Co. Waterford is valid and the notice period expired on 18/07/2022.
2. The Respondent Tenant and all other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent as it falls due from 15/11/2022 in the sum of €850.00 per month unless lawfully altered, (or proportionate part thereof at the daily rate of €27.94) 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 Respondent Tenant vacates the above dwelling.
4. The Applicant Landlord shall refund the entirety of the security deposit of €850.00 to the Respondent Tenant upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The claim for further arrears of rent is not upheld, not because further arrears are not owed but because it was not possible on the evidence to quantify the sum owed.
6. The Notice of Termination with a service date of 14/04/2022 (actually served by the Applicant Landlord on 22/04/2022) on the Tenant in respect of the tenancy of the dwelling at 28 Kyne Park, Abbeyside, Dungarvan, County Waterford was also valid at date of service but is now moot where the tenancy in this case is now terminated as a result of the effect of the Notice of Termination referred to at point 1. above.

This Order was made by the Residential Tenancies Board on 11 January 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director