

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0622-77991**

In the matter of James Dillon [Applicant Landlord] and Sayed Arafa [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 date-of-service of 29/07/2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Rocklow Road, Fethard, Co. Tipperary, E91RR80, 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 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 21/09/2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €700.00 per month or proportional part thereof at the rate of €23.00 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by the Respondent Tenant and by all other occupants.
4. The Applicant Landlord shall refund the security deposit of €650.00 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 9 November 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director