

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0622-78037**

In the matter of Helen Uyar [Applicant Tenant] and Mary Crowley [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €1,000.00 to the Applicant Tenant, within 28 days of the date of issue of this Determination Order, being damages for breach of landlord obligations under section 12(1)(b) of the Residential Tenancies Act 2004 in failing to carry out necessary repairs, in respect of the tenancy of the dwelling at 306 Bruach Na Laoi, Union Quay, Cork, Co. Cork, T12NH48.
2. The Notice of Termination dated 30 August 2022 and served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 306 Bruach Na Laoi, Union Quay, Cork, Co Cork, T12NH48 is valid.
3. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 30th of April 2023 or within 28 days of the date of issue of this Determination Order, whichever is later.
4. The Applicant Tenant shall continue to pay rent from 12 October 2022 being the date of the Adjudication Hearing, to the Respondent Landlord at the rate of €832.00 per month, 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 Applicant Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 14 December 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director