

## **Residential Tenancies Board**

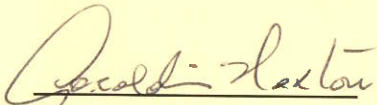
### **Determination Order**

**Ref: DR0623-86436**

In the matter of John Shanahan [Applicant Landlord] and Karolina Kuflik [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 8 June 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 15 River Court, Tara St, Tullamore, Co. Offaly, R35 EE94 is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 10 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €2,342.00 to the Applicant Landlord, within 28 days of the date of issue of the Determination Order, being rent arrears of €3,042.00, having deducted the justifiably retained security deposit of €700.00, in respect of the tenancy of the dwelling at 15 River Court, Tara St, Tullamore, Co. Offaly, R35 EE94.

This Order was made by the Residential Tenancies Board on 28 February 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director