

## Residential Tenancies Board

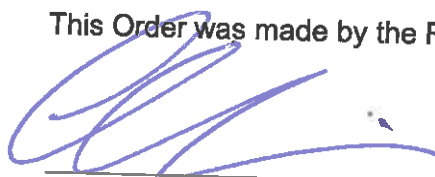
### Determination Order

**Ref: DR0718-46601**

In the matter of Shauna Langley [Applicant Tenant] and Brendan O'Reilly [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 18th July 2018, by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Apartment 16, The Brosna, Friars Mill, Mullingar, Co. Westmeath, is valid.
2. The Applicant Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling, within 7 days of the date of issue of this Determination Order.
3. The Applicant Tenant shall pay the Respondent Landlord the total sum of €2,729.00 within 28 days of the date of issue of this Determination Order. This sum of €2,729.00 being rent arrears up to 17 August 2018 in the amount of €2,225.00 plus electricity charges of €504.00.
4. The Applicant Tenant shall also pay any further rent outstanding from the 17th August 2018, the date of the adjudication hearing, to the Respondent Landlord, at the rate of €800.00 per month or €26.30 per day, together with any other charges that are provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.
5. The Respondent Landlord shall, on gaining vacant possession of the above dwelling, refund promptly the entire of any security deposit paid by the Applicant Tenant, less any amounts properly withheld in accordance with the provisions of the Act.
6. The Applicant Tenant's complaint regarding alleged breach by the Respondent Landlord of obligations to maintain the dwelling and in relation to minimum standards of the dwelling, up to 17 August 2018 is withdrawn.

This Order was made by the Residential Tenancies Board on 09 November 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director