

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0719-55849**

In the matter of Joseph Kelleher [Applicant Landlord] and Brendan Goff [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 16 January 2019 on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Island View, Ringaskiddy, Co. Cork is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling and return the keys of the Dwelling to the Applicant Landlord or his agent on or before 21 October 2019 or within 7 days of the issue of this Order which ever is the later date.
3. From 21 August 2019 (date of the hearing) onwards the Respondent Tenant shall also pay the equivalent of the monthly rent to the Applicant Landlord at the rate of €632.00 per month or €20.78 per day, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenant vacates the dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €600.00 to the Respondent Tenant on gaining vacant 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 03 October 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director