

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0722-78391**

In the matter of Fastgest Limited [Applicant Landlord] and Henry Njumbe [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 6th April, 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 3, Enterprise House, Watersedge, Riverside Way, Midleton, Co. Cork, P25H927, 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 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €4,030.00 in respect of arrears of rent within a period of 28 days from the date of this Determination Order.
4. The Respondent Tenant shall continue to pay the rent and any other charges pursuant to the tenancy as they fall due.
5. The Applicant Landlord shall return the deposit to the Respondent Tenant within a period of 14 days from the date on which the Respondent Tenant actually vacates the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear. For the avoidance of doubt, in the event that the arrears are not discharged in full, the Applicant Landlord is entitled to retain the deposit in full or in part, in full or in partial discharge of the arrears.

This Order was made by the Residential Tenancies Board on 25 January 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director