

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0818-46912**

In the matter of Brian Gorman [Applicant Landlord] and Jessica Mudimba [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 the 1st of August 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 94 Gleann Riada, Ballyminion, County Longford, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 56 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,512.12 to the Applicant Landlord, within 56 days of the date of issue of this Order, being rent arrears of €1,362.12 plus damages of €150 for damage to the dwelling in excess of normal wear and tear in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 16th November 2018, being the date of the Adjudication hearing, at the rate of €650 per month or proportional part thereof at the rate of €21.37 per day, together with any other charges 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 Applicant Landlord shall refund the entire of the security deposit of €650 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 01 February 2019.

  
\_\_\_\_\_  
Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director