

## Residential Tenancies Board

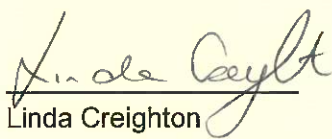
### Determination Order

Ref: DR0821-72207

In the matter of Amanda Burke [Applicant Tenant] and Clodagh Carroll [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with the date of 30th of August 2021 and served on the Respondent Tenant in respect of the dwelling at 1 Lower Yellow Road, Co. Waterford, X91W253 is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give a possession of the dwelling within 35 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any further rent outstanding from the 2nd day of December being the date of the adjudication hearing, at the rate of €500.00 per month or such proportion or part thereof at the rate of €16.50 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
4. The Respondent Landlord shall pay the total sum of €1,000.00 to the Applicant Tenant, within 21 days of the date of issue of this Determination Order, being damages for breach of Landlord obligations pursuant to Section 12(1)(b) of the Act for failure to carry out necessary repairs, in respect of the tenancy of the dwelling at 1 Lower Yellow Road, Co. Waterford, X91W253.

This Order was made by the Residential Tenancies Board on 20 April 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director