

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0822-79158**

In the matter of Sinead O'Farrell [Applicant Landlord] and Gary Marshall [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 5th July 2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 21 High Hill, New Ross, Co. Wexford, Y34KW98, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 25th November 2022, being the date of the Adjudication Hearing, to the Applicant Landlord at the rate of €90.00 per week, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

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