

## Residential Tenancies Board

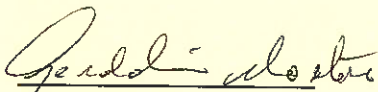
### Determination Order

Ref: DR0823-88024

In the matter of Nick Furlong [Applicant Landlord] and John Whelan [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 29th day of September 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 18 Castle Gate, Kennedy Avenue, Carlow, R93R963, 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 on or before the 7th day of February 2024 or within 28 days of the date of issue of this Determination Order, whichever is the later.
3. The Applicant Landlord shall refund the security deposit of €800.00 (eight hundred euro) to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from the 13th day of December 2023, being the date of the Adjudication Hearing, at the rate of €748.00 (seven hundred and forty eight euro) per month, or proportionate part thereof at the rate of €24.59 per day, unless lawfully varied, and any other charges as set out in 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.
5. The Respondent Tenant shall allow the Applicant Landlord together with Mr. Nicholas Furlong Junior, and Mr. Derry Maher, the Agent of the Applicant, access to the above property at 2pm on the 2nd day of January 2023 for the purposes of carrying out an inspection of the property, in accordance with the respondent's obligations pursuant to Section 16(c) of the Act.

This Order was made by the Residential Tenancies Board on 28 February 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director