

## **Residential Tenancies Board**

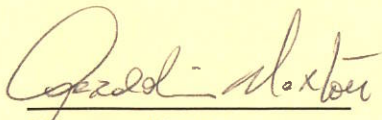
### **Determination Order**

**Ref: DR0823-88168**

In the matter of Hannah Martin [Applicant Landlord] and Laura Groarke [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 18 January 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 13 Thomond Court, Ballymahon, Longford, N39V902, 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 60 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €900.00 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 18 December 2023, being the date of the Adjudication Hearing, at the rate of €900.00 per month, or proportionate part thereof at the rate of €29.59 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's application, regarding Applicant Landlord's breach of obligations under the Act with regard to standard and maintenance of the dwelling is not upheld.

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