

## Residential Tenancies Board

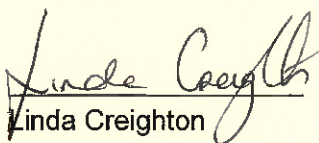
### Determination Order

Ref: DR0922-79559

In the matter of Patrick Kelly [Applicant Landlord] and Ionel Novac [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 11/2/2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at The Gallagher, Dunleer, Co. Louth, A92Y4E0 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 21 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €1,000.00 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 20/12/22, being the date of the Adjudication Hearing, at the rate of €1,199.00 per month, or proportionate part thereof at the rate of €39.42 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.

This Order was made by the Residential Tenancies Board on 08 February 2023.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director