

## **Residential Tenancies Board**

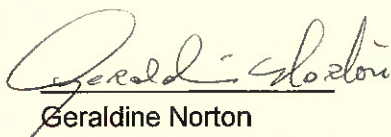
### **Determination Order**

**Ref: DR0922-79568**

In the matter of Anne Tomas [Applicant Landlord] and Eileen Mangan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 30th November 2021 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 71 Castlefield Manor, Ballina, Co. Mayo, F26T1H7, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent to the Applicant Landlord from the 22nd November 2022, the date of the (virtual) hearing, at the rate of €105.00 per week or proportionate part thereof at €14.95 per day (being €105 x 52 / 365), unless lawfully varied, along with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as the dwelling is vacated by her and by any other current occupant/s.
4. The Applicant Landlord shall promptly refund the entire of any security deposit paid to her by 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.
5. The Respondent Tenant has breached her tenancy obligations under section 16(h) of the Act by behaving in the dwelling, or in the vicinity of it, in a way that is antisocial.

This Order was made by the Residential Tenancies Board on 18 January 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director