

Residential Tenancies Board

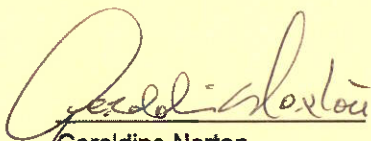
Determination Order

Ref: DR0923-89422

In the matter of Maria Ruiz Flynn [Applicant Tenant] and Anthony Treston [Respondent Landlord] 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 28/07/2023 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Delmar, Annamult Road, Stoneyford, Co Kilkenny., is valid.
2. The Applicant 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 the Determination Order.
3. The Respondent Landlord shall refund the security deposit of €900.00 to the Applicant Tenant, upon the Applicant 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 Applicant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from 1/05/2024, being the date of the Adjudication Hearing, at the rate of €1,000.00 per month, or proportionate part thereof at the rate of €32.87 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 Applicant Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 31 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director