

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR1018-49534**

In the matter of William Mullen [Applicant Landlord] and Michelle Kelly [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 the 31st August 2018, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 6 Maple Drive, Archerstown Wood, Ashbourne, Co. Meath, 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 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any rent outstanding from the 27th November 2018, the date of the hearing, at the rate of €1,335 per month or proportional part thereof at the rate of €43.89 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,250 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 01 February 2019.

  
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Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director