

## **Residential Tenancies Board**

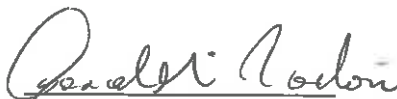
### **Determination Order**

**Ref: DR1019-58070**

In the matter of Denis Hickey [Applicant Landlord] and Iwona Posiewka [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 19 September 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 56 Cois Abhainn, Caherwisheen, Tralee, Co. Kerry 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, on or before 26 January 2020 or within 7 days of the date of issue of this Order, whichever is the later date. On vacating, the Respondent Tenant shall return the keys of the dwelling to the Applicant Landlord or his agent.
3. The Respondent Tenant shall pay the total sum of €1,960.00 to the Applicant Landlord within 7 days of the date of issue of this Order (less any amounts that have already been paid by the Respondent Tenant). This sum represents rent arrears up to 25 November 2019 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 26 November 2019, being the date of the hearing, to the Applicant Landlord, at the rate of €750.00 per month or proportional part thereof at the rate of €24.66 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 and gives up vacant possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €650.00 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 27 January 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director