

## Residential Tenancies Board

### Determination Order

**Ref: DR1020-65254**

In the matter of John Farrell [Applicant Landlord] and Rose Carroll [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 5 August 2020 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling at 10 Castle Park, Newtownforbes, Co. Longford is valid. The Tenancy of the dwelling terminated on 8 September 2020.
2. The Respondent Tenant and all persons residing in the above Dwelling shall vacate the Dwelling on or before 1 March 2021 or within 14 days of the issue of this Order whichever is the later date (subject to Covid-19 legislation). Upon vacating the Respondent Tenant shall return the keys of the Dwelling to the Applicant Landlord or his representative.
3. The Respondent Tenant shall pay to the Applicant Landlord the total sum of €4,275.00 within 70 days of the issue of this Order. This sum represents rent arrears up to 30 December 2020 in respect of the tenancy of the above dwelling.
4. From 1 January 2021 onwards the Respondent Tenant shall also pay the equivalent of the monthly rent at the rate of €550.00 per month or €18.08 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as she vacates the dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit 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 31 March 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director