

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1020-65704**

In the matter of Harry Monaghan [Applicant Landlord] and Venessa O'Connor [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 18th September 2020, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 7, Print House, Market Place, Co. Sligo, is valid. The Respondent Tenant's tenancy terminated on the 16th October 2020.
2. The Respondent Tenant, and any other person/s currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €960.00 to the Applicant Landlord within 7 days of the date of issue of this Order. This sum of €960.00 being rent arrears for the period up to the 4th September 2020 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 5th September 2020, to the Applicant Landlord, at the rate of €900.00 per month or proportional part thereof at the rate of €29.58 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 the dwelling is vacated by her and any other current occupant/s.
5. The Applicant Landlord shall refund the entire of the security deposit of €900.00 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 21 April 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director