

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1118-50106**

In the matter of Gertrude Dolan [Applicant Landlord] and Abdirahim Daley [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 08 August 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 104 Willow Park Avenue, Athlone, County Westmeath, N37 Y7D4, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 15th January 2019, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €600.00 per month or proportional part thereof at the rate of €19.73 per day, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he and all other occupants vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €550.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 07 March 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director