

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR1119-58687**

In the matter of Ronan Cleary [Applicant Tenant] and Sandra O Connell [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on the Applicant Tenant on 1 November 2019, in respect of the tenancy of the dwelling at 65 Bishopsfield, Williamstown, Co. Waterford, is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 30 April 2020.
3. The Respondent Landlord shall refund the entire of the security deposit of €960.00 to the Applicant Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenant's application regarding breach of landlord obligations, in respect of the tenancy of the above dwelling is not upheld.

This Order was made by the Residential Tenancies Board on 28 February 2020.



Ciaran Delaney

Higher Executive Officer

Duly authorised to sign on behalf of the Director