

Residential Tenancies Board

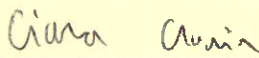
Determination Order

Ref: DR1221-74416

In the matter of Angela O'Donovan [Applicant Landlord] and Margaret Ellis [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 20th September 2021, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 7, The Hive, Hanover Street, Co. Cork, T12R28P is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall pay the total sum of €20.00 to the Respondent Tenant, within 14 days of the date of issue of this Determination Order, being an overpayment of rent, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay rent from the 23rd March 2022, being the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €1,166.00 per month or proportionate part thereof at the rate of €38.33 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 the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,166.00 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 22 June 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director