

## Residential Tenancies Board

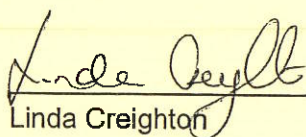
### Determination Order

**Ref: DR1221-74472**

In the matter of Independent Trustee Company [Applicant Landlord] and Olivia Butler [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €1,452.00 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the period from 17th April 2021 - 17th February 2022, in respect of the tenancy of the dwelling situate at Apartment 1, Midland Mineral Water Company, Emmet Street, Birr, Co. Offaly, R42FR96.
2. The Notice of Termination served by the Applicant Landlord on the Respondent Tenant is valid. The Respondent Tenant and all persons residing in the dwelling at Apartment 1, Midland Mineral Water Company, Emmet Street, Birr, Co. Offaly, R42FR96, shall vacate and give up possession of the dwelling within 14 days of the issuance of this Order.
3. The Respondent Tenant shall also pay any further rent due from the 17th February 2022 at the rate of €550.00 per month, or proportionate part thereof at €18.08 per day (being  $€550 \times 12 / 365$ ) unless lawfully varied, along with any other charges as set out in the tenancy agreement, until such time as the dwelling is vacated.
4. The Applicant Landlord shall refund the entirety of the security deposit of €550 to the Respondent Tenants 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 01 June 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director