

## Residential Tenancies Board

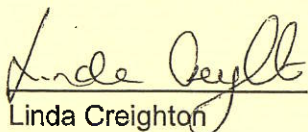
### Determination Order

Ref: DR1221-74554

In the matter of Mary Kerin [Applicant Landlord] and Fiona King Lillis [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 16th November 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 35 Saint Flannans Terrace, Ennis, Co. Clare, V95HK5X 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 twenty-eight days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €5,214.00 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears in breach of Section 16(a)(i) of the Act in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 29th March 2022, being the date of the Adjudication Hearing, at the rate of €1,000.00 per month or proportionate part thereof at the rate of €32.88 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €1,000.00 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 01 June 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director