

## **Residential Tenancies Board**

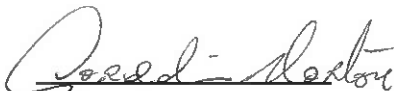
### **Determination Order**

**Ref: DR1022-80357**

In the matter of Niall Durkin [Applicant Landlord] and William David Coakley [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 31st August, 2021 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 3 Harbour View Court, Windmill Hill, Youghal, Co. Cork, P36CH05, 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 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay the rent and any other charges pursuant to the tenancy as they fall due.
4. The Applicant Landlord shall return the deposit of €575.00 to the Respondent Tenant within a period of 28 days from the date on which the Respondent Tenant actually vacates the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear.

This Order was made by the Residential Tenancies Board on 08 March 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director