

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0623-006318/DR0323-83969**

In the matter of Kevin Coleman [Applicant/Respondent Tenant(s)] and Mona Bhan [Respondent/Applicant Landlord(s)] 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 Applicant Landlord on 28 February 2023 on the Respondent Tenants in respect of the tenancy of the dwelling at 58 Monivea Park, Ballybane, Galway, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 84 days of the date of issue of the Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 6 October 2023 being the date of the Tribunal hearing, at the rate of €850 per month or proportional part thereof at the rate of €27.95 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates and gives up possession of the above dwelling.
4. The Landlords shall refund the entire of the security deposit of €500 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 5<sup>th</sup> December 2023.

  
\_\_\_\_\_

Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Board