

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0623-006370/DR0423-84466**

In the matter of Gerry Walsh [Applicant Landlord(s)] and Alex Chamasowa [Respondent Tenant(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 Appellant Landlord on the Respondent Tenant on 17 November, 2021 in respect of the tenancy of the dwelling at Apartment 49, Shannon Arms, Henry Street, Limerick is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 35 days of the date of issue of the Order.
3. The Appellant Landlord shall refund the entire of the security deposit of €850 to the Respondent Tenant, upon the Respondent Tenant's 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.

  
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Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director