

Residential Tenancies Board

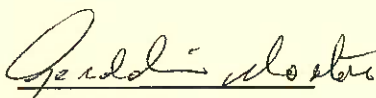
Determination Order

Ref: DR0822-79057

In the matter of Adrian Gilligan [Applicant Landlord] and Christopher Stone [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 20th January 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling located at Apartment 4, (over Carroll Auctioneers), Lord Edward Street, Kilmallock, Co. Limerick, V35DX31 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 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 1st December 2022, being the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €600.00 per month or proportional part thereof at the rate of €19.73 per day, unless lawfully varied, plus any other charge/s provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and by any other current occupant/s.
4. On gaining vacant possession of the above dwelling, the Applicant Landlord shall promptly refund the €600.00 security deposit to the Respondent Tenant, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 12 April 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director