

## **Residential Tenancies Board**

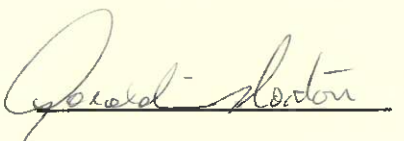
### **Determination Order**

**Ref: TR0221-004696/DR1020-65338**

In the matter of Andrew Forde [Appellant Landlord] and Sarah Coyne [Respondent Tenant], 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 the 2 October 2020 in respect of the tenancy of the dwelling at 40 River Village, Monksland, Athlone, Co. Roscommon, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up vacant 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 from the 21 December 2021, being the date of the Tribunal hearing, at the rate of €1,000.00 per month or proportional part thereof at the rate of €32.88 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 give up possession of the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €1,000.00 to the Respondent Tenant, upon the Respondent Tenant 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 02 February 2022.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director