

## **Residential Tenancies Board**

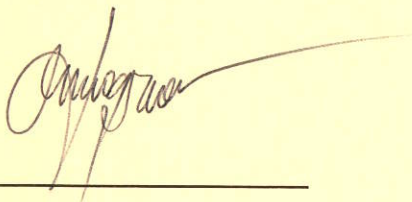
### **Determination Order**

**Ref: TR0223-006009/DR0123-82164**

In the matter of Matthew McGee [Applicant Landlord] and Erik O'Eir [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 13th of October 2022 and served on the 13th October 2022 and with a Termination Date of 14th November 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Ballinaheese Lower, Beach Road, Arklow, Co. Wicklow, Y14X896, 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 42 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €26,400.00 to the Applicant Landlord within 42 days of the date of issue of this Determination Order. The sum of €26,400.00 represents rent arrears due and owing in respect of the tenancy in the said dwelling up to and including 30 April 2023.

This Order was made by the Residential Tenancies Board on 5 July 2023.



Emilia Zagrean  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director