

## **Residential Tenancies Board**

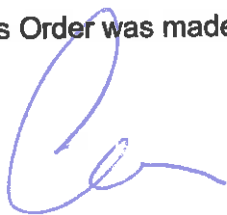
### **Determination Order**

**Ref: TR0319-003651/DR0119-51269**

In the matter of Tom Healy [Appellant Landlord] and Caroline Lawrence, Arthur Lawrence [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 4th January 2019 served by the Appellant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 163 Palace Fields, Tuam, Co. Galway H54PX84Y is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall also pay any further rent outstanding from 20 May 2019 (the date of the hearing) to the Appellant Landlord at the rate of €1,000 per month or proportionate part thereof at the rate of €32.87 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 they vacate the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €1,000 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 14 June 2019.



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Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director