

Residential Tenancies Board

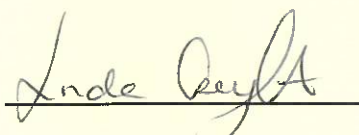
Determination Order

Ref: TR0321-004804/DR1120-66576

In the matter of Seamus Quinn [Appellant Tenant] and Geraldine Gallagher [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 23 September 2020 by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy in the dwelling at 2E Orchard Crescent, High Road, Letterkenny, County Donegal, F92EE72, is valid.
2. The Appellant Tenant 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 Determination Order.
3. The Appellant Tenant shall pay the sum of €1,391.17 within 28 days of the date of issue of this Determination Order to the Respondent Landlord, that being the claimed rent arrears for the period June 2019 up to 31 October 2021.
4. The Appellant Tenant is also liable for and must continue to pay rent from 31 October 2021 at the rate of €476.66 per month, or proportional part thereof at the rate of €15.67 per day ($€476.66 \times 12/365 = €15.67$), 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 Appellant Tenant vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €480 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up 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 27 April 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director

