

## Residential Tenancies Board

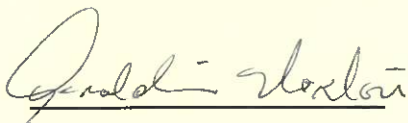
### Determination Order

**Ref: TR0321-004807/DR0121-67512**

In the matter of Reginald Carroll [Appellant Tenant] and Terry Rowland [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Appellant Tenant breached his obligations pursuant to section 16(h) of the Act on 17th January 2021 by engaging in anti-social behaviour within the meaning of section 17(1)(b) of the Act, in respect of the tenancy of the dwelling at Mullaghderg Mountain, Burtonport, Co. Donegal.
2. The Notice of Termination served by the Respondent Landlord on 18 January 2021 in respect of the tenancy of the dwelling at Mullaghderg Mountain, Burtonport, Co. Donegal is valid.
3. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 21 days of the date of issue of this Determination Order.
4. The Appellant Tenant is in breach of his obligations under the tenancy agreement by keeping a cat in the dwelling without the prior written permission of the Landlord.
5. The Appellant Tenant shall also pay any further rent outstanding from 18 June 2021, being the date of the Tribunal hearing, at the rate of €125 per week or proportional part thereof at the rate of €17.85 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the Appellant Tenant vacates and gives up vacant possession of the above dwelling.
6. The Respondent Landlord shall refund the entirety of the security deposit of €500 to the Appellant Tenant, upon the Appellant 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 28 July 2021.



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

