

Residential Tenancies Board

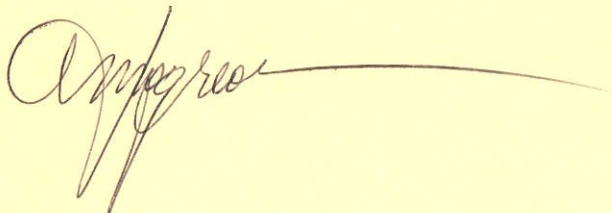
Determination Order

Ref: TR0323-006085/DR0123-82302

In the matter of Catherine Rogers [Applicant Landlord] and Catriona Barnville [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 on 30th October 2022 in respect of the tenancy of the dwelling at Apartment 25, Hawthorn Drive, Cabra Road, Thurles, Co. Tipperary, E41PT10 is valid and the Respondent Tenant is overholding.
2. The Respondent Tenant and any other 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 pay the sum of €2,840.00 to the Applicant Landlord within 28 days of the date of issue of this Determination Order, being rent arrears owed to 1st July 2023 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from 1st July 2023 at the rate of €850.00 per month, with the daily rate being €27.94, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €700.00 to the Respondent Tenant, on gaining 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 20 September 2023.



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