

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0519-003742/DR0219-52193**

In the matter of Alan O'Connor [Appellant Tenant] and Nora Curtin [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, as amended, determines that:

1. The Notice of Termination served on the 1st March 2019 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 124 Main Street, Castleisland, Co. Kerry is a valid notice under the Act.
2. The Appellant Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay any further rent outstanding to the Respondent Landlord from the 17th September 2019, being the date of the Tribunal hearing, at the rate of €125.00 per week or proportionate part thereof at the rate of €17.86 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 the above dwelling is vacated by the Appellant Tenant and all persons residing therein.
4. The Respondent Landlord shall refund the entire of the security deposit of €500.00 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 Residential Tenancies Act 2004 as amended.

This Order was made by the Residential Tenancies Board on 05 December 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director