

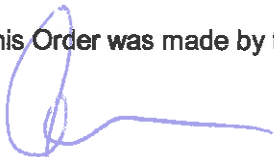
## **Determination Order**

**Ref: TR0718-003080/DR0518-43743**

In the matter of Bridget Walsh [Appellant Tenant(s)] and John Earley [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 6th April 2018 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 7 Park Court, Elphin Street, Strokestown, Co. Roscommon is valid.
2. The Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Appellant Tenant shall continue to pay rent from the 12th September 2018 being the date of the Tribunal hearing to the Respondent Landlord at a rate of €400 per month or proportional part thereof at a rate of €13.15 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 she vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €300 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 on 26 October 2018.



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