

## Residential Tenancies Board

### Determination Order

**Ref: TR0819-003935/DR0519-54145**

In the matter of Eddie Finn [Appellant Tenant] and John McCarthy [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 10 April 2019 served on behalf of the Respondent Landlord on the Appellant Tenant, in respect of the dwelling at 9 Alexandra Villas, Saint Lukes, Cork 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 42 days of the issue of this Determination Order of the Residential Tenancies Board.
3. The Appellant Tenant shall pay any further rent due from 26 September 2019, the date of hearing, at the rate of €575 per month or proportionate part thereof at the rate of €18.90 per day, together with any other charges as set out in the terms of the tenancy agreement, until such time as he vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €575 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 12 December 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director