

## Residential Tenancies Board

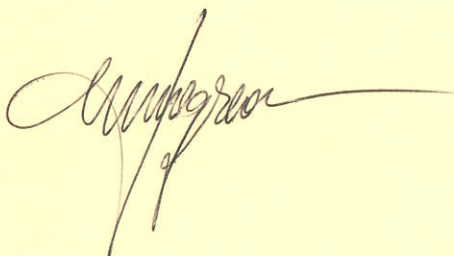
### Determination Order

**Ref: TR0823-006578/DR0523-85453**

In the matter of Xerico Limited [Applicant Tenant] and Ionel Munteanu [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 10 May 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling at 4 Spa Street, Portarlinton, Laois, R32W208, is valid.
2. The Respondent Tenant and all other persons residing in the above Dwelling shall vacate and give up possession of that Dwelling within 56 days of the issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €300.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenant shall continue to pay rent at the rate of €397.00 per month or proportional part thereof at the rate of €13.05 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 Respondent Tenant.

This Order was made by the Residential Tenancies Board on 10 January 2024.



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