

## Residential Tenancies Board

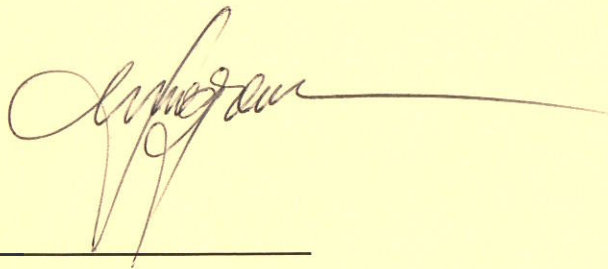
### Determination Order

**Ref: TR0823-006648/DR0623-86092**

In the matter of Diarmuid O'Loughlin [Applicant Landlord] and Shaunie Gannon [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 9th of May 2023 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 74 Woodlands Green, Arklow, Wicklow, Y14NT04, is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any rent outstanding from 27th of January 2024, at the rate of €1,440.00 per month and/or €47.34 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as she vacates the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €2,800.00 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 17 April 2024

A handwritten signature in dark ink, appearing to read 'Emilia Zagrean', written over a horizontal line.

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