

## **Residential Tenancies Board**

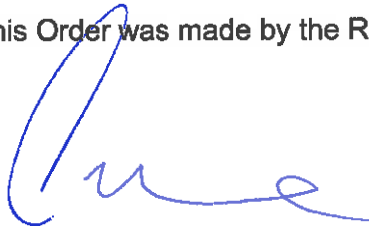
### **Determination Order**

**Ref: TR1018-003314/DR0818-47412**

In the matter of Kofi Kankam [Appellant Tenant] and James Donnelly, Tracy Hiron [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlords on 19th July 2018 on the Appellant Tenant in respect of the tenancy of the dwelling at 15 The Clarin, Athenry, Co. Galway is valid;
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order;
3. The Appellant Tenant shall pay the total sum of €2,492.40 to the Respondent Landlords, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling;
4. The Respondent Tenant shall also pay any further rent outstanding from 14th January 2019, being the date of the Tribunal hearing, at the rate of €750 per month or proportional part thereof at the rate of €24.66 per day 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 Appellant Tenant vacates the above dwelling;
5. The Respondent Landlords shall refund the entire of the security deposit of €650 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 21 February 2019.



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