

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR1019-004036/DR0519-54049**

In the matter of Kathleen Scanlon [Appellant Tenant] and Finbar Healy [Respondent Landlord], 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 Landlord on the Appellant Tenant on 24 May 2019 in respect of the tenancy of the dwelling at 4 Woodland View, Old Youghal Road, Dillons Cross, Cork City, is valid.
2. The Appellant Tenant shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order of the Board.
3. The Appellant Tenant shall also pay any further rent due from 18 November 2019 at the rate of €450 per month, or €14.79 per day ( $\text{€}450 \times 12 / 365$ ), for each month or part thereof, unless lawfully varied, along with any other charges as set out in the tenancy agreement, until such time as the dwelling is vacated in accordance with paragraph 2 above.
4. The Respondent Landlord shall refund the entire of the security deposit of €400 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 27 January 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director