

## **Residential Tenancies Board**

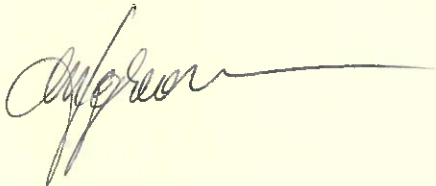
### **Determination Order**

**Ref: TR1022-005762/DR0722-78449**

In the matter of Michael Molloy [Appellant Landlord] and Creina Ross [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 13th June 2022, served by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 37 Alderbrook, Frankfield, Cork T12 PF6P, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within four months of the date of issue of the Determination Order.
3. The Respondent Tenant shall continue to pay any further rent outstanding to the Appellant Landlord from 7th December 2022, being the date of the Tribunal Hearing, at the rate of €1,176.00 per month, or proportionate part thereof at the rate of €38.66 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 and any other persons residing therein.
4. The Appellant Landlord shall refund the security deposit of €800.00 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.

This Order was made by the Residential Tenancies Board on 1 February 2023.



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Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director