

## Residential Tenancies Board

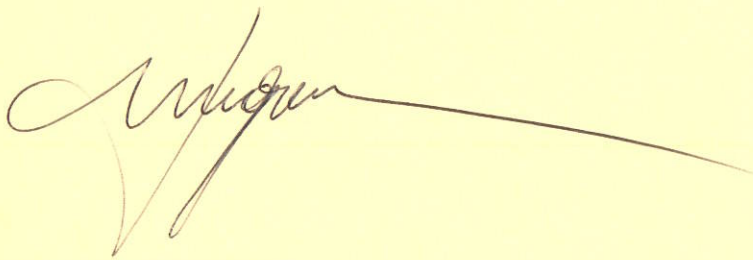
### Determination Order

Ref: TR1023-006830/DR0223-83042

In the matter of Clodagh Murphy [Applicant Tenant] and Eric Walsh [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 23 January 2023 served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the Dwelling at 13 Maple Close, The Friary, Castledermot, Kildare, R14E681, is valid.
2. The Applicant Tenant and all persons residing in the Dwelling shall vacate and give up possession of the Dwelling within 42 days of the date of issue of this Determination Order.
3. The Applicant Tenant shall pay any further rent outstanding from 4 March 2024, being the date of the Tribunal hearing, at the rate of €1065.00 per month or proportionate part thereof at the rate of €35.01 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the Dwelling is vacated by the Applicant Tenant and any other persons residing therein, in accordance with paragraph 2 above.
4. The Respondent Landlord shall refund the security deposit of €1000.00 to the Applicant Tenant, upon the Applicant 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 17 April 2024.



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