

## **Residential Tenancies Board**

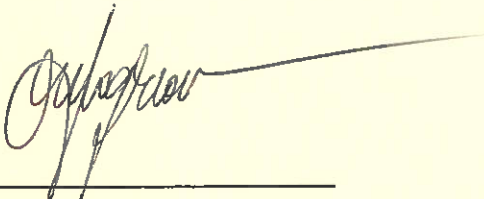
### **Determination Order**

**Ref: TR1122-005807/DR0422-76849**

In the matter of Elisabetta Jacomini [Appellant Tenant] and Bernadette Sheridan [Respondent Landlord], 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 February 2022, served by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at of the dwelling at Rainbows End, Robinstown, Duncormick, Co. Wexford Y35 DN73 is valid.
2. The Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Respondent Landlord shall refund the security deposit of €750 to the Appellant Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Appellant Tenant's claims against the Respondent Landlord for breach of obligation in failing to carry out repairs and to maintain the dwelling are not upheld.

This Order was made by the Residential Tenancies Board on 21 June 2023.



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