

## Residential Tenancies Board

### Determination Order

**Ref: TR1123-006890/DR0823-88096**

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

1. The Notice of Termination served on 10 January 2023 in respect of the tenancy in the dwelling at Tay Road, Ballyvoloon, Cobh, Cork, P24PW66, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 180 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay the rent of €1,200 per month to the Applicant Landlord or proportionate part thereof at the rate of €39.45 per day ( $\text{€1,200.00} \times 12 = \text{€14,400} / 365 = \text{€39.45}$ ) 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 they vacate the above Dwelling
4. The Applicant Landlord shall refund the entire of the security deposit of €1,200.00 to the Respondent Tenant, on gaining 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 15 May 2024.



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