

## **Residential Tenancies Board**

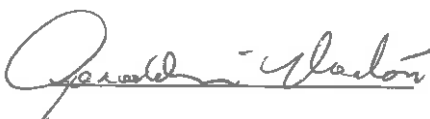
### **Determination Order**

**Ref: TR1219-004122/DR1019-57857**

In the matter of Ossama Fouda [Appellant Tenant] and Damien Browne [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 9 August 2019 served by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at Apt 25 Aylesbury Manor, Johnstown, Co. Waterford is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order, by the Board.
3. The Appellant Tenants shall also pay any further rent due from 20th February 2020 being the date of the Tribunal hearing, at the rate of €775.00 per month or proportional part thereof at the rate of €25.48 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 Appellant Tenants vacate the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €775.00 to the Appellant Tenants upon the Tenants 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 20 August 2020.



**Geraldine Norton**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**