

## Residential Tenancies Board

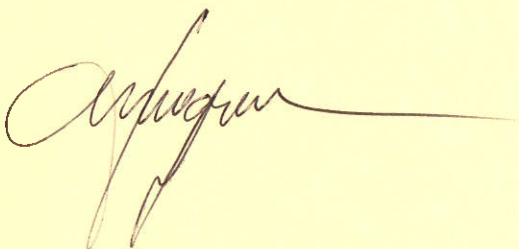
### Determination Order

**Ref: TR1223-007019/DR0923-89348**

In the matter of Mairead McGarry [Applicant Landlord] and Glen Wrather [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 the 13th of December 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 27 Thomond Court, Ballymahon, Longford N39FX03 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 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 per day from and including the 21st day of April 2024, 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 he vacates and gives up possession of the above dwelling.
4. The Applicant Landlord shall refund the security deposit of €360.00 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 29 May 2024.



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