

Residential Tenancies Board

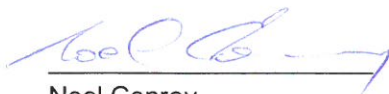
Determination Order

Ref: DR0916-29129

In the matter of Paul Wilkinson [Applicant Landlord] and Kellie Cudden [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 9th August 2016 terminating the Respondent tenant's tenancy at 83 Lymewood Mews, Northwood, Santry, Dublin 9 is valid.
2. The Respondent tenant and all persons residing in the above dwelling shall vacate and give possession of the above dwelling within 21 days of the date of issue of the Order.
3. The Respondent tenant shall pay the sum of €112.62 to the Applicant landlord within 21 days of the date of the issue of the Order, the said sum being rent arrears in respect of the Respondent tenant's tenancy of the above dwelling.
4. The Respondent tenant shall continue to pay rent at the sum of €1250.00 per month, or proportionate part thereof at the daily rate of €41.10, 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 she and any other occupant vacates the above dwelling.
5. The Applicant landlord shall refund the entire of the security deposit of €950.00 to the Respondent tenant, on gaining vacant possession of the above dwelling, less any amounts property withheld in accordance with the provisions of the Acts.

This Order was made by the Residential Tenancies Board on 06 January 2017.



Noel Conroy
Board Member
Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Board