

Residential Tenancies Board

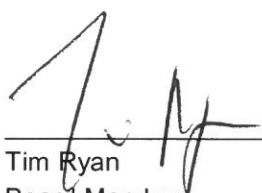
Determination Order

Ref: DR1216-31129

In the matter of Alan Hudson [Applicant Landlord] and Alicja Ranis [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 30 November 2016 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 135 The Orchard, Greenwood Walk, Malahide Road, Dublin 13, D13PC66, 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 56 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €871.30 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 26 January 2017 to the Applicant at the rate of €1,250 per month or proportionate part thereof at the rate of €41.10 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 she vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €800 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 10 March 2017.



Tim Ryan
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