

Residential Tenancies Board

Determination Order

Ref: DR0118-40121

In the matter of Susan Ryan [Applicant Tenant] and Stephen Sexton [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 22 December 2017 on the Applicant Tenant in respect of the tenancy of the dwelling at 10 Richmond Square, Morning Star Avenue, Dublin 7 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Applicant Tenant shall pay any rent outstanding from 21 February 2018 to the Respondent Landlord at the rate of €1,125.00 per month or proportionate part thereof at the rate of €36.99 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.
4. The Respondent Landlord shall refund the entire of the security deposit to the Applicant Tenant, upon the Applicant 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 25 May 2018.



Justin O'Brien
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