

Residential Tenancies Board


Determination Order

Ref: DR0118-40320

In the matter of Mary Murphy [Applicant Landlord] and Allison MacDonnell [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 27 November 2017, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 13 Stocking Wood Green, Rathfarnham, Dublin 16, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €8,082.22 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears up to the date of the Adjudication hearing in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from and including 21 February 2018, the day following the hearing, to the Applicant Landlord, at the rate of €1,950.00 per month or proportional part thereof at the rate of €64.11 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 return the entire of the €1,950.00 security deposit to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the 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 March 2018.



Tim Ryan
Board Member
Duly authorised to sign on behalf of the Board

Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Board