

Residential Tenancies Board

Determination Order

Ref: DR0318-41829

In the matter of Deirdre Ní Mháirtín [Applicant Landlord] and Stephanie Clifford [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a stated date of service as 18 July 2017, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 75 Leighlin Road, Crumlin, Dublin 12, D12K5W0, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any further rent outstanding to the Applicant Landlords from 29 March 2018, being the date of the Adjudication hearing, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 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 the above dwelling is vacated by the Respondent Tenant and all persons residing therein.
4. The Applicant Landlords shall refund the entire of the security deposit of €900.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 18 May 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