

Residential Tenancies Board

Determination Order

Ref: DR0817-36034

In the matter of Olesja Pinzele [Applicant Tenant] and Michael Cannon [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 24 March 2017 on the Applicant Tenant in respect of the tenancy of the dwelling at 1 Waterside Lawn, Waterside, Swords Road, Malahide, Co. Dublin is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling on or before 05 November 2017 or within 28 days of the date of issue of the Determination Order by the Board, whichever is the later.
3. The Applicant Tenant shall also pay any further rent outstanding from 19 October 2017, being the date of the Adjudication hearing, at the rate of €1350.00 per month or proportional part thereof at the rate of €44.38 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 Applicant Tenant vacates the above dwelling
4. The Respondent Landlord shall refund the entire of the security deposit of €1200.00 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 19 December 2017.



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