

## **Residential Tenancies Board**

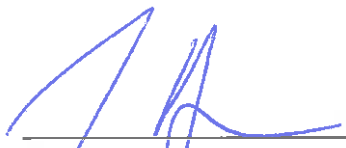
### **Determination Order**

**Ref: DR1217-39813**

In the matter of Hilary McNamara [Applicant Landlord] and Rachel Balfe [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 by the Applicant on 29 August 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 183 Downpatrick Road, Crumlin, Dublin 12 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 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay any further rent outstanding from 26 January 2018, being the date of the Adjudication hearing, at the rate of €1,100.00 per month or proportional part thereof at the rate of €36.16 per day 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 Respondent Tenant vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 16 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