

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0418-42503**

In the matter of Paul Prenty [Applicant Tenant] and Joseph Stanley [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 12th March 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at 50a Leinster Road, Flat 11, Rathmines, Dublin 6, D06N6E5 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 31st July, 2018 or within 21 days of the date of issue of this Order, whichever is the later.
3. The Respondent Landlord shall refund the entire of the security deposit of €800 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 31 July 2018.



**Emer Morrissey**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**