

Residential Tenancies Board

Determination Order

Ref: DR0117-31712

In the matter of Stephen Tennant (Receiver over certain assets of Patrick Reilly and Siobhan Reilly) [Applicant Landlord] and Marissa Zhou [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Terminations served by the Applicant Landlord on 21st August 2017 and 13th October 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 172 Ballymun Road, Glasnevin, Dublin 9, are valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €11,907.13 to the Applicant, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 7th November 2018, being the date of the Adjudication hearing, at the rate of €900 per month or proportional part thereof at the rate of €29.59 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €900 to the Respondent Tenant, upon the Respondent 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 08 February 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director