

Residential Tenancies Board

Determination Order

Ref: DR0119-51580

In the matter of Trinity Letting Agents Ltd [Applicant Landlord] and Patricia Neary [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 on 19 December 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 5, 61-63 Capel Street, Dublin 1, D01H425, is valid.
2. The Respondent Tenant, and any other person/s 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 sum of €6,641.5 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in the sum of €6,641.5 due and owing as of 25th April 2019, being the date of the hearing, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 25th April 2019, being the date of the hearing, to the Applicant Landlord, at the rate of €1,900 per month or proportionate part thereof at the rate of €62.46 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,900 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 20 June 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director