

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0119-51649**

In the matter of Stefanie Heinze [Applicant Landlord] and Rose Houlihan [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 Landlord on 14 December 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at 8 Walkinstown Green, Walkinstown, 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €9986.40 to the Applicant Landlord, within 140 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 25 February 2019, being the date of the Adjudication hearing, at the rate of €1500.00 per month or proportional part thereof at the rate of €49.32 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 Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1500.00 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 25 April 2019.



**Emer Morrissey**

**Higher Executive Officer**

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