

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0120-59848**

In the matter of James Cotter [Applicant Tenant] and Sile Ni Bhaoill [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 on 16 Decemebr 2019 on behalf of the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 13 Beechwood Avenue Upper, Ranelagh, Dublin 6 is valid, and the tenancy of the Dwelling will terminate on 14 June 2020.
2. The Applicant Tenant and all persons residing in the above dwelling shall give up possession and vacate the Dwelling and return the keys of the Dwelling to the Respondent Landlord or her agent on or before 14 June 2020 or within 7 days of the issue of this Order which ever is the later date.
3. From 12 February 2020 (date of the hearing) onwards the Applicant Tenant shall continue to pay the equivalent of the monthly rent to the Respondent Landlord at the rate of €1,700.00 per month or €55.89 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Applicant Tenant vacates the dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,600.00 to the Applicant Tenant on gaining 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 21 October 2020.



**Emer Morrissey**  
**Assistant Director**

Duly authorised to sign on behalf of the Director