

## Residential Tenancies Board

### Determination Order

Ref: DR0121-67039

In the matter of Audrey Dwyer [Applicant Tenant] and Sharon Tiernan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination with a date of service of 5th March 2021 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 4 Finnsparck, Finnstown Cloisters, Lucan, Co. Dublin, is valid.
2. The tenancy of the above dwelling will terminate on 3rd December 2021. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 3rd December 2021 or within 10 days of the date of this Determination Order, whichever is later.
3. The Applicant Tenant shall continue to pay rent from 9th March 2021, being the date of the Adjudication Hearing, to the Respondent Landlord at the rate of €1,406 per month or proportionate part thereof at the rate of €46.22 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 above dwelling is vacated by the Applicant Tenant and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit of €1,050 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The notice of termination with a date of service of 9th December 2020 served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the above dwelling is invalid.

This Order was made by the Residential Tenancies Board on 16 June 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director