

## Residential Tenancies Board

### Determination Order

**Ref: DR0121-67331**

In the matter of North & East Housing Association Ltd. [Applicant Landlord] and Geraldine O'Reilly [Respondent Tenant] 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 8th December 2020, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 24 Golden Ridge View, Rush, Co. Dublin, is valid.
2. Pursuant to section 4 of the Residential Tenancies Act, 2020, the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act, 2020. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 10 days of the expiration of the emergency period as defined in section 2 of the Residential Tenancies Act, 2020, or within 10 days of the issuance of this Determination Order, whichever is later.
3. The Respondent Tenant shall also pay any further rent outstanding from 16th February 2021, at the rate of €46.44 per week or proportionate part thereof at the rate of €6.63 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
4. The Applicant Landlord shall refund the security deposit of €200 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 21 April 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director