

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0219-52473**

In the matter of Janine Feiritear [Applicant Tenant] and Malcolm Ferguson [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 by the Respondent Landlord on 1st February 2019 on the Applicant Tenant in respect of the tenancy of the dwelling at 13 Farney Park, Sandymount, Dublin 4 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the termination date being 23rd August 2019, or within 7 days of the date of issue of this Determination Order, whichever is the later.
3. The Applicant Tenant shall continue to pay rent at the rate of €1,250.00 per month or proportional part thereof at the rate of €41.10 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 Applicant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €500.00 to the Applicant Tenant, upon the Applicant 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 07 June 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director