

Residential Tenancies Board

Determination Order


Ref: DR0221-67725

In the matter of William Fay [Applicant Landlord] and Alina Serdaru [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 on 19 October 2020 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 715 Virginia Heights, Tallaght, Dublin 24, D24 PDK7 is valid.
2. Pursuant to 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 or as extended by order under section 31A of the Health Act 1947. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up the above dwelling either:
 - a. within 10 days of the expiration of the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947 or
 - b. within 28 days of the date of issue of this Order

whichever date is the later of the above shall apply to this order.

This Order was made by the Residential Tenancies Board on 28 July 2021.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director

