

Residential Tenancies Board

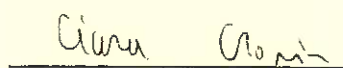
Determination Order

Ref: DR0221-67816

In the matter of Mary Mooney McDonald [Applicant Landlord] and Bernadette Lagura [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 24 May 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the Dwelling at Apartment 1, Aston Court, Bedford Row, Aston Quay, Dublin 2 is valid. The Tenancy of the dwelling terminated on 8 January 2020.
2. The Respondent Tenant and all persons residing in the above Dwelling shall vacate the Dwelling on or before 1 July 2021 or within 14 days of the issue of this Order whichever is the later date. Upon vacating the Respondent Tenant shall return the keys of the Dwelling to the Applicant Landlord or her representative.
3. The Respondent Tenant shall pay to the Applicant Landlord the sum of €18,605.00 within 70 days of the issue of this Order. This sum represents rent arrears up to 31 May 2021.
4. From 1 June 2021 onwards the Respondent Tenant shall also pay the equivalent of the monthly rent at the rate of €1,585.00 per month or €52.10 per day unless lawfully varied to the Applicant Landlord, and any other charges set out in the terms of the tenancy agreement, until such time as she vacates the dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit to the Respondent Tenant on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
6. The Respondent Tenant shall allow an inspection of the Dwelling to take place within 7 days of the issue of this Order and allow all necessary Fire Safety works to be carried out at the Dwelling.

This Order was made by the Residential Tenancies Board on 21 July 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director