

Residential Tenancies Board


Determination Order

Ref: DR0221-67856

In the matter of Focus Housing Association CLG [Applicant Landlord] and Ann Phelan [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 11th December 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at House 10 Aylward Green, Finglas, Dublin 11, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 29th April 2021, being the date of the Adjudication Hearing, at the rate of €26.97 per week or proportionate part thereof at the rate of €3.85 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 30 June 2021.


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