

## **Residential Tenancies Board**

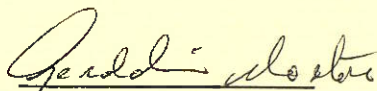
### **Determination Order**

**Ref: DR0222-75486**

In the matter of David O'Shea [Applicant Landlord] and Michelle McDonald [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 10th May 2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 15 The Mills, Edenmore, Raheny, Dublin 5, 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 56 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any further rent outstanding from 31st May 2022, being the date of the Adjudication Hearing, at the rate of €1,233.00 per month or proportionate part thereof at the rate of €40.54 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 €1,140.00 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.

This Order was made by the Residential Tenancies Board on 03 August 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director