

## Residential Tenancies Board


### Determination Order

**Ref: DR0222-75535**

In the matter of Arcwell Developments Limited [Applicant Landlord] and Gina Laurynaite [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 30th January, 2020 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 19 Coolgreen Road, Beaumont, Dublin 9, D09Y322, 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 pay the sum of €1,730.00 to the Applicant Landlord within a period of 14 days from the date of this Determination Order in respect of the arrears of rent as of the date of the adjudication.
4. The Respondent Tenant shall continue to pay the monthly rent of €1,730.00 or part thereof, being €56.88 per day and any other charges pursuant to the tenancy, between the 16th June, 2022, being the date of the Adjudication hearing and the date upon which she finally vacates the premises.
5. The Applicant Landlord shall return the deposit of €1,400.00 to the Respondent Tenant within a period of 21 days from the date on which the Respondent Tenant actually vacates the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear.

This Order was made by the Residential Tenancies Board on 14 September 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director