

Residential Tenancies Board

Determination Order

Ref: DR0223-83182, DR0823-88244

In the matter of Ziming Lou, Dan Bai (Jenny Guebro) [Applicant/Respondent Tenants] and Ann Walsh [Respondent/Applicant Landlord] 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 27 October 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 3 Library Terrace, Library Road, Dun Laoghaire, Dublin, A96N225, Ireland, is valid.
2. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Applicant Tenant shall pay the sum of €1,256.00 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall also pay any further rent outstanding from 26 September 2023, being the date of the Adjudication Hearing, at the rate of €1,256.00 per month or proportionate part thereof at the rate of €41.09 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Respondent Landlord shall refund the security deposit of €1,200.00 to the Applicant 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 13 December 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director