

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0318-42129**

In the matter of Maria Antonieta Stehlik [Applicant Tenant] and The McGrath Group [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 13 March 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 21 Simmons Place, Dublin 1, D01T9Y9 is valid.
2. The Applicant Tenant and all 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 Order.
3. The Applicant Tenant shall pay any further rent outstanding from 18 April 2018, being the date of the Adjudication Hearing, at the rate of €2,040.00 per month or proportional part thereof at the rate of €67.07 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Applicant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,800.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up 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 04 October 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director