

Residential Tenancies Board

Determination Order

Ref: DR0319-53050

In the matter of John Paul Mooney [Applicant Landlord] and Stephanie Cepeda [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 6th of September 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 20 Holywell Row, Swords, Co. Dublin, K67RW32, is valid.
2. The Notice of Termination served on the 3rd of April 2019, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the above dwelling, is invalid.
3. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
4. The Respondent Tenant shall continue to pay rent from the 30th of May 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €1,260.00 per month or proportional part thereof at the rate of €41.42 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as she vacates and gives up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,300.00 to the Respondent Tenant, upon the Respondent 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 22 August 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director