

Residential Tenancies Board

Determination Order

Ref: DR0320-61091

In the matter of Joe Denham [Applicant Landlord] and Lucy Levins [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 24th September 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 41A Edenmore Crescent, Edenmore, Raheny, Dublin 5, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €250 to the Applicant Landlord, within 14 days of the date of issue of this Order, being damages for damage to the dwelling in excess or ordinary wear and tear in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay rent from 29th September 2020, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €1,200 per month or proportionate part thereof at the rate of €39.45 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 the above dwelling is vacated by her and all other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €1,200 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 02 December 2020.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director