

Residential Tenancies Board

Determination Order

Ref: DR0320-61349

In the matter of Fiona Hicks [Applicant Landlord] and Maria Lynch [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 28th of January 2020 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 13 Marley Court, Rathfarnham, Dublin 14 is valid.
2. The Respondent Tenant and all 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 Order.
3. The Respondent Tenant shall pay any further rent outstanding from 21st July 2020 being the date of the Adjudication hearing, at the rate of €1,800 per month or proportional part thereof at the rate of €59.18 per day 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 Respondent Tenants vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,650 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 the 7th of October 2020.


Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director