

Residential Tenancies Board

Determination Order

Ref: DR0321-68548

In the matter of Bridie Pitcher [Applicant Landlord] and Paul Mulvihill [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 6 October 2020, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 45 Smithfield Village, Bow Street, Smithfield, Dublin 7, is valid.
2. The Respondent Tenant and any other 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 Determination Order.
3. The Applicant Landlord shall refund the entire of the security deposit of €2,000.00 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 16 June 2021.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director