

Residential Tenancies Board

Determination Order

Ref: DR0419-53364

In the matter of Grainne Mullaney [Applicant Landlord] and Magdalena Kisielewska [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 4th of December 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 299 Cooley Road, Drimnagh, Dublin 12, 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 35 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from the 10th of May 2019, being the day after the Adjudication hearing, to the Applicant Landlord, at the rate of €1435.00 per month or proportional part thereof at the rate of €47.18 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 dwelling is vacated by her and all other occupants.
4. The Applicant Landlord shall refund the entire of the security deposit of €1350.00 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 20 June 2019.


Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director