

Residential Tenancies Board


Determination Order

Ref: DR0419-53422

In the matter of O'Boyle Jeffrey Ltd. [Applicant Landlord] and Patience Jabaja [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 by the Applicant Landlord on 15th October 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at 6 Belfry Close, Citywest Road, Dublin 24 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 14 days of the date of issue of this Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 14th May 2019, being the date of the Adjudication hearing, at the rate of €1,300 per month or proportional part thereof at the rate of €42.74 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 Tenant vacates the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €1,000 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 28 June 2019.



Emer Morrissey
Higher Executive Officer
Duly authorised to sign on behalf of the Director