

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0518-44111**

In the matter of Pat Ivory [Applicant Tenant] and Aengus Burns [Respondent Landlord] 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 Respondent Landlord on 4th May 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at 14 Clanmahon Road, Donnycarney, Dublin 5 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 31 December 2018 or within 14 days of the date of the issue of this Determination Order, whichever is the later.
3. The Applicant Tenant shall also pay any further rent outstanding from 20th July 2018, being the date of the Adjudication hearing, at the rate of €1,350 per month or proportional part thereof at the rate of €44.38 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 Applicant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,000 to the Applicant Tenant, upon the Applicant 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 12 October 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director