

Residential Tenancies Board

Determination Order

Ref: DR0518-44262

In the matter of Geraldine Butler [Applicant Landlord] and Natasha Robinson [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 12 April 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at 15 Saint Canices Square, Finglas, Dublin 11 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 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,480.57 to the Applicant Landlord, within 90 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 4 July 2018 to the Applicant Landlord at the rate of €900 per month or proportionate part thereof at the rate of €29.59 per day unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as she vacates the above dwelling.
5. The Applicant 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 06 September 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director