

Residential Tenancies Board

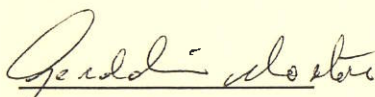
Determination Order

Ref: DR0523-85325

In the matter of Highgarden Real Estate, [Applicant Landlord] and Krupskaya Vandrie Alberto Da Costa [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 21st February, 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 306 Block A, Wellfield Bridge Apartments, Belmayne, Dublin 13 is valid.
2. The Respondent Tenant and all other persons in occupation of the property shall vacate and give up possession of the property within 14 days from the date of this Determination Order.
3. The Respondent Tenant shall pay the sum of €12,537.25 to the Applicant Landlord within 21 days from the date of the Determination Order.
4. In addition, the Respondent Tenant shall pay rent in the sum of €2,117 per month, or part therefore, unless lawfully varied, from the 1st February, 2024 until the date on which they actually vacate and give up possession of the property.
5. The Applicant Landlord shall return the deposit of €2,117 to the Respondent Tenant within 28 days of the date of the Determination Order, less any lawful deductions.
6. For the avoidance of doubt, if any of the sums at 3 and 4 above remain undischarged, the Applicant Landlord is entitled to retain all or part of the deposit in full or partial discharge of the relevant sums on a pro rata basis.

This Order was made by the Residential Tenancies Board on 20 March 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director