

Residential Tenancies Board

Determination Order

Ref: DR0618-45495

In the matter of Marsha Flannery [Applicant Landlord] and Samantha Shortt [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 31st October 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 27 Thomond Road, Ballyfermot, Dublin 10 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 60 days of the date of issue of this Order.
3. The Respondent Tenant shall also pay any further rent outstanding from the date of the hearing, 27 August 2018, at the rate of €1000 per month or proportionate part thereof at the rate of €32.88 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.
4. The Applicant Landlord shall refund the entire of the security deposit of €1000 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 26 October 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director