

Residential Tenancies Board


Determination Order

Ref: DR0619-55223

In the matter of John Paul Mooney [Applicant Landlord] and Stephanie Cepeda [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 17th July 2019 by the Applicant Landlord on the Respondent Tenant in respect of her tenancy of the dwelling at 20 Holywell Row, Holywell South, Swords, County Dublin, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling on or before the 15th August 2019, it being the termination date, or within 21 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenant shall pay the sum of €1223.56 to the Applicant Landlord, within 21 days of the date of issue of this Order. This sum of €1223.56 being rent arrears in respect of her tenancy of the aforementioned dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 23rd July 2019, being the date immediately following the date of the hearing, to the Applicant Landlord, at the rate of €1260.00 per month or proportional part thereof at the rate of €41.42 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by her and any other occupant/s.
5. The Applicant Landlord shall refund the entire of the security deposit of €1300.00 to the Respondent Tenant, on gaining 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 13 September 2019.



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