

Residential Tenancies Board

Determination Order

Ref: DR0620-62754

In the matter of John McGowan [Applicant Landlord] and Gwendoline Patricia Fleming [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 the Respondent Tenant on the 27th of February 2020 in respect of the tenancy of the dwelling at 28 O'Donoghue Street, Inchicore, Dublin 8, D08 YX7V is valid.
2. The Respondent Tenant and all persons residing at the aforesaid dwelling shall vacate and give up possession to the Applicant Landlord within 14 days of the date of issue of this order.
3. The Respondent Tenant shall pay the sum of €10,800 to the Applicant Landlord within 14 days of the date of issue of this order being rent arrears in respect of the aforesaid tenancy.
4. The Respondent Tenant shall continue to pay the rent of €950 per month or pro rata €31.24 per day from the 7th of August 2020 to the Applicant Landlord until vacant possession is recovered by the Applicant Landlord of the aforesaid dwelling. The total amount of rent arrears (inclusive of the €10,800 ordered at paragraph 3) payable on foot of this order shall not in any event exceed 24 months rent (€22,800).

This Order was made by the Residential Tenancies Board on 02 December 2020.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director