

Residential Tenancies Board

Determination Order

Ref: DR0621-70500

In the matter of Amy Rowan [Applicant Landlord] and Tara McCarthy [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 31st March 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 45 Wheatfields Grove, Clondalkin, Dublin 22, D22H213, is valid.
2. The Respondent Tenant, and any other person/s currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €8,484.00 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears for the period from 1st May 2020 - 1st August 2021, in respect of the aforementioned tenancy.
4. The Respondent Tenant shall also pay any further rent due from the 2nd August 2021, to the Applicant Landlord, at the rate of €900.00 per month or proportionate part thereof at the rate of €29.59 per day (being $€900 \times 12 / 365$), 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 by any other current occupant/s.
5. The Applicant Landlord shall refund the entire of the security deposit of €975.00 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 27 October 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

