

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0622-77801**

In the matter of Francis Fitzgerald [Applicant Landlord] and Teresa Fernandez Torres [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 12/01/2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Sefton Green, Rochestown Avenue, Dún Laoghaire, Co. Dublin, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 5/10/2022, being the date of the Adjudication Hearing, to the Applicant Landlord at the rate of €2,122.67 per month, 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 the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
4. The Applicant Landlord shall refund the security deposit of €2,122.67 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 09 November 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director