

## **Residential Tenancies Board**

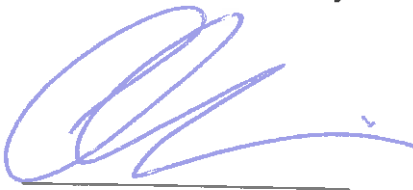
### **Determination Order**

**Ref: DR0718-46400**

In the matter of Henry Phelan, Deirdre Phelan [Applicant Landlords] and Sharon Aherne [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 service date of 22nd June 2018, and served by the Applicant Landlords upon the Respondent Tenant in respect of the tenancy of the dwelling at 110 Fassagh Road, Cabra, Dublin 7 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 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €4,388 to the Applicant Landlords, within 42 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 31st August 2018, being the date of the adjudication hearing, at the rate of €1,097 per month or proportionate part thereof at the rate of €36.07 per day until such time as she vacates and give up possession of the above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €950 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 12 October 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director