

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0719-55413**

In the matter of Eugene Maguire [Applicant Landlord] and Geraldine Byrne [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 30 September 2018 by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 8 The Woods, Charlemount, Drumcondra, Dublin 9, 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 within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 6 August 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €1,500.00 per month or proportional part thereof at the rate of €49.32 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 she vacates and gives up possession of the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,200.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 23 September 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director