

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0719-55828**

In the matter of O'Boyle Jeffrey Ltd. [Applicant Landlord] and Paul Carroll [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 the 15th October 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 4 Swiftbrook Avenue, Tallaght, Dublin 24, 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 28 days of the date of issue of this Order.
3. The Applicant Landlord shall refund the entire of the security deposit of €1000 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 30 September 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director