

Residential Tenancies Board

Determination Order

Ref: DR0719-55928

In the matter of Tony Martin and Breege Martin [Applicant Landlords] and Claudia Dippe [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 30th May 2019, by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 53 The Grove, Hunters Run, Clonee, Dublin 15, is valid. Therefore, the tenancy was lawfully terminated on the 1st July 2019.
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 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,100.00 to the Applicant Landlords within 21 days of the date of issue of this Order. This sum of €3,100.00 being rent arrears in respect of her tenancy at the aforementioned dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 25th September 2019, being the date immediately following the date of the hearing, to the Applicant Landlords, at the rate of €1,300.00 per month or proportional part thereof at the rate of €42.74 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 the dwelling is vacated by her and any other occupant/s.
5. The Applicant Landlords shall refund the entire of the security deposit of €1,000.00 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 14 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director