

## **Residential Tenancies Board**

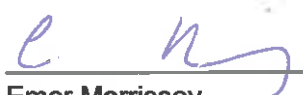
### **Determination Order**

**Ref: DR0720-62936**

In the matter of John Coulston (Receiver Over Certain Assets of Rod Cosgrave, Landlord) [Applicant] and Cliona Lyons [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 2 March 2020 on behalf of the Applicant Receiver on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 1, Ground Floor, Block 22, Hayworth Terrace, Ongar Park, Dublin 15, D15DX01 is valid. The tenancy of the dwelling terminated on 10 August 2020.
2. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding, and return the keys of the dwelling to the Applicant Receiver or his agent within 28 days of the issue of this Determination Order in this case.
3. From 1 September 2020 onwards the Respondent Tenant shall pay the equivalent of the monthly rent to the Applicant Receiver at the rate of €953.00 per month or €31.33 per day, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenant vacates the dwelling.
4. The Applicant Receiver shall refund the entire of any security deposit 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.
5. The Respondent Tenant shall immediately make contact with the Applicant Receiver and nominate a date (Monday to Friday) for an inspection of the above dwelling to take place. This inspection must take place within 7 days of the issue of this Order if it has not already occurred.

This Order was made by the Residential Tenancies Board on 11 November 2020.



**Emer Morrissey**

**Assistant Director**

**Duly authorised to sign on behalf of the Director**