

Residential Tenancies Board

Determination Order

Ref: DR0720-63360

In the matter of Focus Housing Association CLG [Applicant Landlord] and Selina Lawless [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 date of service of 15th January 2020, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 21 The Wheat Barn, Bakers Yard, Portland Street, Dublin 1, is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020 the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent Tenant and any other persons residing in the dwelling shall vacate the dwelling within 10 days of the expiration of the emergency period.
3. The Respondent Tenant shall pay the sum of €2,169 to the Applicant Landlord, within 28 days of the date of issue of this Determination 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 20th July 2020, at the rate of €26.87 per week or proportionate part thereof at the rate of €3.84 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 10 February 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director