

Residential Tenancies Board

Determination Order

Ref: DR0722-78269

In the matter of Joseph Kavanagh [Applicant Landlord] and Kirsty Flood [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 4th of May 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 4, 106 Botanic Road, Glasnevin, Dublin 9, D09R2E2, is valid. The tenancy of the dwelling was lawfully terminated on the 4th of June 2022.
2. The Respondent Tenant, and any other person/s residing in the said dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 1st September 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €1,875.00 per month or proportional part thereof at the rate of €61.64 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 the Respondent Tenant and by any other person/s residing therein.
4. The Applicant Landlord shall repay the security deposit of €1,875.00 to the Respondent Tenant, on gaining vacant possession of the dwelling, less any amount lawfully withheld or deducted in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 12 October 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director