

Residential Tenancies Board

Determination Order

Ref: DR0818-47277

In the matter of Charlene Lawlor [Applicant Tenant] and Thomas Horan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 20 July 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at 37 Horan Hall, Belgard Square, Tallaght, Dublin 24 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 70 days of the date of issue of this Order.
3. The Applicant Tenant shall pay any further rent outstanding from 27 September 2018, being the date of the Adjudication hearing, at the rate of €1800.00 per month or proportional part thereof at the rate of €59.18 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Applicant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1800.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up 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 15 November 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director