

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0818-47729**

In the matter of Geraldine McQueen [Applicant Landlord] and Samah Fayez [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 1st June 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 48 Aylesbury Lodge, Navan, County Meath is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any further rent outstanding to the Applicant Landlord from the 5th October 2018, being the date of the Adjudication hearing, at the rate of €900.00 per month or proportionate part thereof at the rate of €29.59 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 above dwelling is vacated by the Respondent Tenant and all persons residing therein.
4. The Applicant Landlord shall refund the entire of the security deposit of €800.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act 2004 as amended.

This Order was made by the Residential Tenancies Board on 23 November 2018.



**Emer Morrissey**

Higher Executive Officer

Duly authorised to sign on behalf of the Director