

Residential Tenancies Board

Determination Order

Ref: DR0820-64265

In the matter of Tania Reardon [Applicant Landlord] and David O'Kelly [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 by the Applicant Landlord on 12 December 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 2 Monastery Gate Avenue, Clondalkin, Dublin 22 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay any further rent from 29 October 2020, being the date of the Adjudication Hearing, at the rate of €315.47 per month or proportionate part thereof at the rate of €10.37 per day, unless lawfully varied, and any other charges as provided for under 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 any other persons residing therein.
4. The Applicant Landlord shall refund the security deposit of €280.00 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.

This Order was made by the Residential Tenancies Board on 17 February 2021.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director