

Residential Tenancies Board

Determination Order

Ref: DR0820-64319

In the matter of Co-operative Housing Ireland Society Ltd [Applicant Landlord] and Lisa Maher [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 3 February 2020 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 63 Cherry Orchard Court, Ballyfermot, Dublin 10 is valid.
2. The Respondent Tenant and any other persons residing in the above 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, or within 10 days of the date of issue of this Determination Order, by the Board, whichever is the later.
3. The Respondent Tenant shall pay the total sum of €228.11 to the Applicant Landlord, within 14 days of the date of issue of this Determination Order, by the Board, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 12 November 2020, being the day after the Adjudication Hearing, at the rate of €166.24 per month or proportionate part thereof at the rate of €5.47 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.

This Order was made by the Residential Tenancies Board on 24 February 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director