

Residential Tenancies Board

Determination Order

Ref: DR0918-48161

In the matter of Paul Carey and Angela Carey Sheridan (Working in their capacity as the Executors over the estate of the late Winifred Anne Carey) [Applicant Landlords] and Patricia Smith [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 25th January 2018, by the Applicant Tenant's on the Respondent Tenant, in respect of the tenancy of the dwelling at 2 Whitethorn Lodge, Castleside Drive, Rathfarnham, Dublin 14, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent to the Applicant Landlords as it falls due, at the rate of €1,045.00 per month or proportionate part thereof at the rate of €34.36 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 she vacates the above dwelling.
4. The Applicant Landlords shall refund the entire of the security deposit of €950.00 to the Respondent Tenant, upon the Respondent 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 20 December 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director