

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0918-48768**

In the matter of Lucy Ewins [Applicant Landlord] and Osaretin Okungbowa [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 26th April 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 3, Ouvane, Daly's Lane, Rush, Co. Dublin, is valid.
2. The Respondent Tenant 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 continue to pay rent from the 9th November 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €500 per month or proportional part thereof at the rate of €16.44 per day, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €270 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 16 January 2019.

  
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Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director