

Residential Tenancies Board

Determination Order

Ref: DR0918-48839

In the matter of Deirdre Fahy [Applicant Landlord] and Stephanie Maguire [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 9th February 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 17 Dolphin Road, Drimnagh, Dublin 12, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 42 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 24th October 2018, being the date of the hearing, to the Applicant Landlord, at the rate of €1,250 per month or proportional part thereof at the rate of €41.10 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 she vacates the dwelling.
4. The Applicant Landlord shall refund the entire of the €1,250 security deposit 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 11 December 2018.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director