

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0919-56840**

In the matter of Suzanne Carolan [Applicant Landlord] and Joanna Zajac [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 13th October 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 4 Kilcarbery Court, Clondalkin, Dublin 22, D22X3A2, 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 21 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from the 16th January 2020, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €31.16 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 the above dwelling is vacated by her and any other person/s residing therein.
4. The Applicant Landlord shall refund the entire of the security deposit of €900.00 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 January 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director