

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0920-64969**

In the matter of William Connolly [Applicant Landlord] and Leonne Kells [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 11th September 2020 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 4 Gaelic Street, North Strand, Dublin 3, 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 within 14 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €1,875 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 12 May 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director