

## Residential Tenancies Board

### Determination Order

Ref: DR0921-72530

In the matter of Sean Kilboyle [Applicant Landlord] and Luciana Aparecida Bernardes de Castro [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, dated 20th August 2020 and served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 4 Liffey Downs, Liffey Valley Park, Lucan, Co. Dublin, K78KX83, is valid.
2. The Respondent Tenant and all persons residing in the dwelling shall give up possession and vacate the dwelling, and return the keys of the dwelling to the Applicant Landlord within 14 days of the issue of this Determination Order in this case.
3. The Respondent Tenant shall continue to pay the rent from the date of the adjudication hearing (07 October 2021) at the rate of €1,300.00 per month or proportional part thereof at the rate of €42.74 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated.
4. The Applicant Landlord shall refund the entire of the security deposit, of €1,200.00 to the Respondent Tenant on gaining 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 02 February 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director