

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0922-80159**

In the matter of Xerico Ltd. [Applicant Landlord] and Elizabeth Dwyer [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 24th March, 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 29 Yellow Meadows Avenue, Dublin 22 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 on or before the 24th April, 2023.
3. The Respondent Tenant shall continue to pay the rent and any other charges pursuant to the tenancy as they fall due at the rate of €1,447.33 per month or €47.58 per day.
4. The Applicant Landlord shall return the deposit of €1,125.00 to the Respondent Tenant within a period of 14 days from the date on which the Respondent Tenant actually vacates the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear.
5. The Respondent Tenant shall pay the sum of €18,693.93 to the Applicant Landlord within a period of 6 months from the date of this Determination Order.

This Order was made by the Residential Tenancies Board on 31 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director