

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1018-49459**

In the matter of Andreea Dumitrina Dan Valica [Applicant Tenant] and Pauline Madden [Respondent Landlord] 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 27th September 2018, by the Respondent Landlord, on the Applicant Tenant, in respect of the tenancy of the dwelling at 31 Liffey Crescent, Liffey Valley Park, Lucan, Co. Dublin, is valid.
2. The Applicant Tenant and any person residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 16th March 2019 or within 14 days of the issue of this Order, whichever is the later.
3. The Applicant Tenant shall pay any rent outstanding from the 21st December 2018, at the rate of €1,100 per month and/or €36.16 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as she vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €900 to the Applicant 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 07 March 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director