

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1019-57622**

In the matter of Myrsine Properties Limited [Applicant Landlord] and Alicja Kalinowska [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 by the Applicant on 26th August 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at Apt. 83, Reuben Square, Dolphin's Barn Street, Dolphin's Barn, Dublin 8 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 5 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €964.75 to the Applicant Landlord within 28 days of the date of issue of this Order, being damages for acting in an antisocial manner in respect of the tenancy at the above address.
4. The Respondent Tenant shall also pay any further rent outstanding from 31st October 2019, being the date of the Adjudication hearing, at the rate of €1,425.00 per month or proportional part thereof at the rate of €46.85 per day 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 Respondent Tenant vacate the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €700 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 27 January 2020.



**Emer Morrissey**

**Assistant Director**

**Duly authorised to sign on behalf of the Director**