

Residential Tenancies Board

Determination Order

Ref: DR1020-65956

In the matter of Elizabeth Tolan [Applicant Landlord] and Samantha Conway [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 5th August 2020 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 5 Castlegrange Square, Clondalkin, Dublin 22, D22Y172, 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 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €14,396.75 to the Applicant Landlord, within 7 days of the date of issue of this Order, being rent arrears of €14,396.75 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 4th December 2020, being the date of the paper-based adjudication, to the Applicant Landlord, at the rate of €900.00 per month or proportional part thereof at the rate of €29.51 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by her and any other person/s residing therein.
5. The Applicant Landlord shall refund the entirety of the security deposit of €1,200.00 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 07 April 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director