

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR1021-73589, DR1021-73286**

In the matter of Alan Fitzpatrick [Applicant/Respondent Landlord] and Jade Ruth [Applicant/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 22nd September, 2021 served by the Applicant/Respondent Landlord on the Applicant/Respondent Tenant, in respect of the tenancy of the dwelling at 2 Kilclare Avenue, Dublin 24, D24X3N7 is valid.
2. The Applicant/Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Applicant/Respondent Landlord shall refund the security deposit of €2,000.00 to the Applicant/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 23 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director