

Residential Tenancies Board

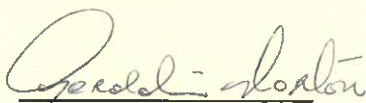
Determination Order

Ref: DR1021-73694

In the matter of Adrian Nolan [Applicant Landlord] and Elaine O'Connor [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 01/03/2021, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 19 Ashmount, Blakestown Road, Mulhuddart, Dublin 15, D15K8FX 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 within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €14,500.00 to the Applicant Landlord, within 14 days of the date of issue of this Determination Order, being rent arrears of €15,500.00 and having deducted the justifiably retained security deposit of €1,000.00 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 27/01/2022, being the date of the Adjudication Hearing, at the rate of €1,000.00 per month or proportionate part thereof unless lawfully varied, and any other charges as 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 the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 13 April 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director