

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1118-50035**

In the matter of Peter Brady [Applicant Landlord] and Christopher Churm [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 on the 29th of March, 2018 by the Applicant Landlord in respect of the tenancy of the dwelling at Flat 7, 87 Beechwood Avenue Lower, Ranelagh, Dublin 6, Ireland 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 28 days of the date of issue of this Order.
3. The Applicant Landlord shall refund the entire of the security deposit of €240.00 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 14 February 2019.



**Emer Morrissey**

**Higher Executive Officer**

Duly authorised to sign on behalf of the Director