

## Residential Tenancies Board

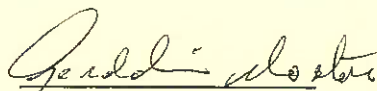
### Determination Order

Ref: DR1122-81560

In the matter of Richard Tynan [Applicant Landlord] and Lucy Dempsey [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 28 February 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 6 Block 1, Annaly Grove, Ongar Lodge, Dublin 15, D15CX31, Ireland 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 10 days of the date of issue of this Determination Order (if they have not already done so by 29 March 2023).
3. The Respondent Tenant shall pay the sum of €435.00 to the Applicant Landlord, within 10 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 22 March 2023, being the date of the Adjudication Hearing, at the rate of €1,250.00 per month or proportionate part thereof at the rate of €41.09 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €850.00 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 12 July 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director