

Residential Tenancies Board

Determination Order

Ref: DR1218-50639

In the matter of Viktoriya Nedelcheva [Applicant Tenant] and Isabella Mulhall [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent on 21st November 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at Flat 6, 4 Stamer Street, Portobello, Dublin 8 is valid.
2. The Applicant Tenant shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Applicant Tenant shall also pay any further rent outstanding from 5th February 2019 being the date of the Adjudication hearing, at the rate of €533 per month or proportional part thereof at the rate of €17.52 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Applicant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €430 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up vacant 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 18 April 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director