

Residential Tenancies Board

Determination Order

Ref: DR1218-50654

In the matter of Ursula O'Brien [Applicant Landlord] and Henrietta Udeh [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 by the Applicant Landlord on 27th April 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at 102C Aras Na Cluaine, Watery Lane, Clondalkin, Dublin 22 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.
4. The Respondent Tenant shall continue to pay any further rent outstanding from 24th January 2019, being the date of the Adjudication hearing, at the rate of € 1288.00 per month or proportional part thereof at the rate of € 42.35 per day unless lawfully varied 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 Respondent Tenant vacates the above dwelling
5. There was no security deposit paid at the commencement of the Tenancy.

This Order was made by the Residential Tenancies Board on 11 April 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director