

Residential Tenancies Board

Determination Order

Ref: DR1219-59381

In the matter of Arcourt Limited [Applicant Landlord] and Christine Redmond [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 6th November 2019, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apt. 4, Larkfield House, Coldcut Road, Clondalkin, Dublin 22, is valid.
2. The Respondent Tenant and any other person residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €500 to the Applicant, within 14 days of the date of issue of this Determination Order, being damages for acting in an antisocial manner in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay rent from 20th January 2020, being the date of the Adjudication Hearing, to the Applicant at the rate of €1,800 per month or proportionate part thereof at the rate of €59.18 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 above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant shall refund the security deposit of €3,600 to the Respondent Tenant, upon the Respondent 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 16 March 2020.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director