

Residential Tenancies Board

Determination Order

Ref: DR1221-74226

In the matter of Ben Tierney, Simon Axworthy [Applicant Landlords] and Louise Kirwan [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 service date of the 18th December 2020 and served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy at the dwelling property at 48 Palmerstown Park, Palmerstown, Dublin 20, D20X510 is valid.
2. The Respondent Tenant must vacate and give up possession of the above premises within 14 days of the date of this Determination Order.
3. The Respondent Tenant shall continue to pay rent and any other charges arising from the tenancy from the 8th March 2022, being the date of the Adjudication hearing, until she vacates and gives up possession of the property, at the rate of €1,587.00 per month or part thereof.
4. The Respondent Tenant shall pay the sum of €2,249.00 to the Applicant Landlord in respect of arrears of rent in respect of the above premises within a period of 21 days from the date of this Determination Order.
5. The Applicant Landlord shall return the security deposit in respect of the above premises within a period of 28 days from the date of this Determination Order, less any lawful deductions in accordance with the Residential Tenancies Act, 2004.
6. For the avoidance of doubt, if the Respondent Tenant fails to pay the arrears of rent, including any arrears for unpaid rent between the Adjudication hearing and the date upon which she vacates and gives up possession of the above premises, the Applicant Landlord is entitled to deduct any or all sums outstanding from the security deposit of €950.00.

This Order was made by the Residential Tenancies Board on 25 May 2022.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director