

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1221-74437**

In the matter of Tony McDonnell [Applicant Landlord] and Tracy Dunne [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 26 January 2021 on the Respondent Tenant in respect of the tenancy of the dwelling at 65 Larkfield Grove, Terenure, Dublin 6W, D6WV578 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 30 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay any further rent outstanding from 4 February 2022 to the Applicant Landlord at the rate of €1,400.00 per month or proportionate part thereof at the rate of €46.02 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 she vacates the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €1,000.00 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 13 April 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director