

## **Residential Tenancies Board**

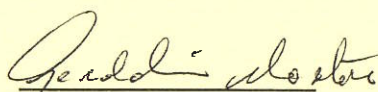
### **Determination Order**

**Ref: DR1221-74572**

In the matter of Yulia Zhezmer [Applicant Tenant] and Daniel Boland [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Landlord shall pay the total sum of €2,500.00 to the Applicant Tenant, within 28 days of the date of issue of this Determination Order, being damages for failing to comply with Section 22 of the Act in respect of the tenancy of the dwelling at 17 Dundrum Wood, Dundrum, Dublin 16, D16A2N1, Ireland.
2. The Notice of Termination with a date of service of 22 November 2021 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 17 Dundrum Wood, Dundrum, Dublin 16, D16A2N1, Ireland is valid.
3. The Applicant Tenant and any other 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 Determination Order.
4. The Applicant Landlord shall refund the security deposit of €1,550.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 27 July 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director