Residential Tenancies Board
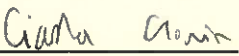
Determination Order

Ref: DR1221-74619

In the matter of Riverpoint Partnership No.1 [Applicant Landlord] and Amal Al Mohanna [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 17th June, 2021 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 501 Riverpoint, Bishops Quay, Co. Limerick, V94Y598 is valid.

2.   The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order.

3.   The Respondent Tenant shall pay the sum of €1,400.00 in respect of rent arrears due in respect of the tenancy of the dwelling at 501 Riverpoint, Bishops Quay, Co. Limerick, V94Y598 to the Applicant Landlord within 14 days of the date of issue of this Determination Order.

4.   The Respondent Tenant shall continue to pay the rent of €1,200.00 per month, or €39.45 per day, from the 21st April, 2022, being the date of the adjudication hearing, and the date upon which she actually vacates and gives up possession of the property.

5.   The Applicant Landlord shall refund the security deposit of €1,200.00 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.

6.   For the avoidance of doubt, the Applicant Landlord shall be entitled to retain any or all of the deposit sum of €1,200.00 in the event that the arrears referred to in paragraph 3 above, or any other rent or other amounts due under the lease between the 21st April, 2022, being the date of the adjudication, and the date of this Determination Order.

This Order was made by the Residential Tenancies Board on 06 July 2022.

Ciara Cronin

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