

## **Residential Tenancies Board**

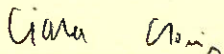
### **Determination Order**

**Ref: DR1221-74668**

In the matter of Michael Deevy [Applicant Landlord] and Agnieszka Smolarek [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 12th April 2021 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 179 St. Peter's Road, Walkinstown, Dublin 12, D12W3X9 is invalid.
2. The Notice of Termination with a date of service of 24th December 2021 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 179 St. Peter's Road, Walkinstown, Dublin 12, D12W3X9 is valid.
3. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 8th August 2022.
4. The Applicant Landlord shall refund the security deposit of €1,000.00 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 01 June 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director