

## **Residential Tenancies Board**

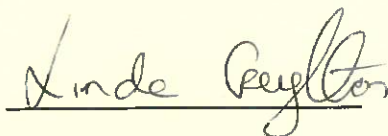
### **Determination Order**

**Ref: TR1021-005131/DR0621-70191**

In the matter of Spiritus Limited [Appellant Tenant] and Trailfinders Ireland Limited [Respondent Landlord], 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 Respondent Landlord on the Appellant Tenant on 29 April 2021, in respect of the tenancy of the dwelling at the Penthouse Apartment, 4/5 Dawson Street, Dublin 2, D02FH72, is valid.
2. The Appellant Tenant and any other person or persons residing in the above dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall also pay the total sum of €60,000 to the Respondent Landlord, within 56 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Landlord shall refund to the Appellant Tenant the security deposit of €3,000, upon gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act 2004, as amended.

This Order was made by the Residential Tenancies Board on 16<sup>th</sup> February 2022.



Linda Creighton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director