

Residential Tenancies Board

Determination Order

Ref: DR1018-49572

In the matter of Jennifer Ross [Applicant Tenant] and Michael Deans [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 Applicant Tenant on 5 October 2018 in respect of the tenancy of the dwelling at Flat 1, 133 Jamestown Road, Finglas East, Dublin 11 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling, and return the keys of the Dwelling to the Respondent Landlord or his agent, on or before 31 March 2019 or within 14 days of the date of issue of this Order, which ever is the later.
- 3 The Respondent Landlord shall refund the entire of any security deposit to the Applicant Tenant, upon the Applicant Tenant vacating and giving up vacant possession of the above dwelling, and returning the keys of the Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenant's complaints in respect of breach of landlord obligations in respect of the tenancy of the above Dwelling up to 25 January 2019 are not upheld.
5. The Applicant Tenant is in breach of section 16(c) and section 16(e) of the Act in respect of the tenancy of the above Dwelling.

This Order was made by the Residential Tenancies Board on 28 June 2019.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director