

Residential Tenancies Board

Determination Order

Ref: DR1118-50033 / DR1118-50419

In the matter of Natalie Whelan [Applicant/Respondent Tenant] and Tim Costello [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 24 August 2018 by the Respondent / Applicant Landlord on the Applicant / Respondent Tenant in respect of the tenancy of the dwelling at 109 Tyrconnell Road, Inchicore, Dublin 8, is valid.
2. The Applicant / Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 10 April 2019 or within 28 days of the date of issue of the Order, whichever is the later.
3. The Applicant / Respondent Tenant shall also pay rent from 08 February 2019, being the date of the adjudication hearing, at the rate of €1,200.00 per month or proportional part thereof at the rate of €39.45 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Applicant / Respondent Tenant vacates the above dwelling.
4. The Respondent / Applicant Landlord shall refund the entire of the security deposit of €520.00 to the Applicant / Respondent Tenant, upon the Applicant / Respondent Tenant vacating and giving up vacant 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 05 July 2019.



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