

Residential Tenancies Board

Determination Order

Ref: TR0218-002830/DR1217-39429

In the matter of Eva Lindroos [Appellant Tenant] and Andrew Boucher [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:


1. The Notice of Termination dated the 28th November 2017 with a termination date of the 29th December 2017, served by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at Burecho, Falls Road, Rathmichael, Dublin18 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay any further rent outstanding to the Respondent Landlord from the 26th March 2018, being the date of the Tribunal hearing, at the rate of €1,750.00 per month or proportionate part thereof at the rate of €57.53 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and all persons residing therein.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,500.00 to the Appellant Tenant, upon the Appellant 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 27 April 2018.



Justin O'Brien
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board