

## **Residential Tenancies Board**

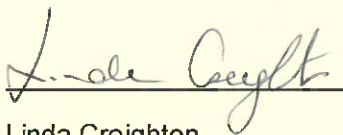
### **Determination Order**

**Ref: TR0122-005261/DR0921-72562**

In the matter of Cristina Silva [Applicant Tenant] and Philip Murphy [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, as amended, determines that:

1. The Notice of Termination served by the Respondent Landlord on the 9th of September 2021 in respect of the tenancy of the dwelling at 1 Taoibh Na Coille, Knocklyon, Dublin 16, D16V9V2 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Landlord shall refund the entire of the security deposit of €1,800.00 to the Applicant Tenant, upon the Applicant 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 08 June 2022.



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