

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0220-004190/DR0919-56996**

In the matter of Anthony Geraghty [Appellant Tenant] and Mill Street Projects Ltd. [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 13 August, 2019, in respect of the tenancy of the dwelling at Apartment 7, St. Helen's Court, 122-127 Lower George's Street, Dun Laoghaire, Co. Dublin is valid.
2. The Respondent Tenant and all other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 10 days of the expiration of the Emergency Period, or within 56 days of the date of issue of the Determination Order, whichever is the later.
3. The Appellant Landlord shall refund the entire of the security deposit of €800.00 to the Appellant Tenant upon the Appellant Tenant's vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order is made by the Residential Tenancies Board on 24 February 2021.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director