

## Residential Tenancies Board

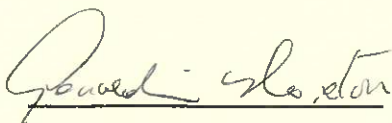
### Determination Order

**Ref: TR0220-004227/DR1119-58241**

In the matter of Nicolae Adrian Rotariu [Appellant Tenant] and Lynda Hyland [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 10th July 2019 served by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 105 Lanndale Lawns, Fortunestown, Tallaght, Dublin 24, D24N8W3 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days from the end of the emergency period, as defined by Section 3(1) of the Residential Tenancies Act, 2020.
3. The Appellant Tenant shall also continue paying rent at the rate of €1,410.00 per month or proportionate part thereof at the rate of €46.35 per day, unless lawfully varied, 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 above dwelling is vacated by the Appellant Tenant and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit of €1,300.00 to the Appellant Tenant, on gaining 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 03 March 2021.



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