

Residential Tenancies Board

Determination Order

Ref: TR0224-007222/DR1123-91178

In the matter of Edward Clarke [Applicant Tenant] and Mary Henry Kirwan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of the 31 August 2023 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of a dwelling at Apartment 5, Hillcrest House, 94/95 Rathgar Road, Dublin 6, D06EY77, Ireland is valid.
2. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Applicant Tenant shall also pay any further rent outstanding at the rate of €1243 per month or proportionate part thereof at the rate of €40.86 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated.
4. The Respondent Landlord shall refund the security deposit of €900 to the Applicant Tenant, upon the Applicant 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 24 July 2024.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director