

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0418-002896/DR0917-37413**

In the matter of Maureen Ihebinike [Appellant Tenant] and Emma Gallagher O'Neill [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 on 1 December 2017 by the respondent landlord on the appellant tenant, in respect of the tenancy of the dwelling at 65 Suncroft Park, Tallaght, Dublin 24 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 28 days of the date of issue of the Determination Order of the Board.
3. The appellant tenant shall also pay any further rent outstanding from 14 June 2018, being the date of the Tribunal hearing, at the rate of €1,300 per month or proportional part thereof at the rate of €42.74 per day ( $\text{€1,300} \times 12 / 365$ ) 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 appellant tenant vacates the above dwelling.
4. Neither the appellant tenant's application, regarding the respondent landlord's breach of her obligations under the Act, nor the respondent landlord's application, regarding the appellant tenant's alleged breach of her obligations under the Act, in respect of the tenancy of the dwelling at the above dwelling, is upheld.

This Order was made by the Residential Tenancies Board on the 6 September 2018.



Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director