

Residential Tenancies Board

Determination Order

Ref: TR0419-003705/DR0319-52958

In the matter of Katrina Bourke [Appellant Landlord] and Alina Roman, Cristinel Raducan [Respondent Tenants] 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 Appellant Landlord on 7 September 2018 on the Respondent Tenants, in respect of the tenancy of the dwelling at 44 Stonebridge Avenue, Clonsilla, Dublin 15, is valid.
2. The Respondent Tenants and all 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 of the Board.
3. The Respondent Tenants shall also pay any further rent due from 19 June 2019 at the rate of €1,040 per month, unless lawfully varied, and any other charges as set out in the tenancy agreement, until such time as the dwelling is vacated in accordance with paragraph 2 above.
4. The Appellant Landlord shall refund the entirety of the security deposit of €950 to the Respondent Tenants 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 12 July 2019.



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