

## Residential Tenancies Board

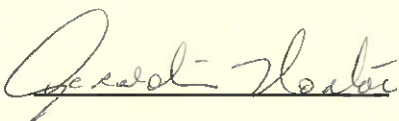
### Determination Order

**Ref: TR0620-004349/DR1119-58708**

In the matter of Jana Gogova [Appellant Tenant] and James Donoghue [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 31 October 2019 by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy in the dwelling at Flat 3, 103 South Circular Road, Dublin 8, is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 35 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall also pay any further rent at the rate of €900 per month, or proportional part thereof at the rate of €29.59 per day ( $€900 \times 12/365 = €29.59$ ), 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 Appellant Tenant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €235 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up 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 29 September 2021.



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