

## **Residential Tenancies Board**

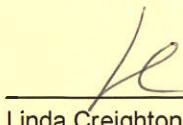
### **Determination Order**

**Ref: TR0623-006332/DR1022-80769**

In the matter of Marcela Bonturi [Appellant Tenant(s)] and Bernice Moran. [Respondent Landlord(s)] 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 Respondent Landlord on 1 March 2022 on the Appellant Tenant in respect of the tenancy of the dwelling at 29 the Mews, Robswall, Malahide, Co. Dublin, K36HE94, 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 of the date of issue of the Order.
3. The Appellant Tenant shall also pay any further rent outstanding from 18 October 2023, being the date of the Tribunal hearing, at the rate of €2,000 per month or proportional part thereof at the rate of €65.75 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 Appellant Tenant vacates and give up possession of the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,912 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 05 December 2023.

  
\_\_\_\_\_

Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Board