

Residential Tenancies Board

Determination Order

Ref: TR0719-003851/DR0319-53094

In the matter of Brid Brett [Appellant Tenant] and Frank O'Lorcain [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 by the Respondent Landlord on 11 March 2019 on the Appellant Tenant, in respect of the tenancy of the dwelling at Apartment 39, Rowan House, Mespil House Flats, Sussex Road, Dublin 4 DO4VY88, 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 14 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total sum of €7,089.92 to the Respondent Landlord within 28 days of the issue of this Order. This sum represents rent arrears of €12,389.92 less the sum of €5,300.00 arrears of rent which is already the subject of a Determination Order in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall also pay any further rent outstanding from 5 September 2019, being the date of the Tribunal Hearing, at the rate of €1,275.00 per month, unless lawfully varied, or proportional part thereof at the rate of €41.92 per day and any other charges as set out in the terms of the tenancy agreement, until such time as she vacates and gives up possession of the above dwelling.
7. The Respondent Landlord shall refund the entire of the security deposit of €1,275.00 to the Respondent Tenant, upon the Respondent 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 07 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director