

Residential Tenancies Board

Determination Order

Ref: TR0819-003919/DR0619-55102

In the matter of Mandy Boyd [Appellant Tenant] and Richard Kaye [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 the Appellant Tenant on 31 October 2018 in respect of the dwelling at 51 Mulroy Road, Cabra West, Dublin 7 D07A0Y1 ("the dwelling") 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 this Determination Order.
3. The Appellant Tenant shall pay the sum of €4,810.00 to the Respondent Landlord, within 35 days of the date of issue of this Determination Order, in respect of rent arrears for the period from 01 December 2018 to 30 September 2019 in respect of the tenancy of the dwelling.
4. The Appellant Tenant shall also pay any further rent outstanding from 30 September 2019, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 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 she vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1,100.00 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 22 November 2019.

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', written in a cursive style.

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