

## **Residential Tenancies Board**

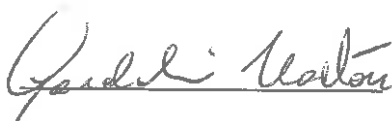
### **Determination Order**

**Ref: TR0819-003951/DR0619-54942**

In the matter of Emer Coakley [Appellant Tenant] and Jacky Byrne [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 2nd June 2019 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 23a Greenmount Lawns, Terenure, Dublin 6 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 60 (sixty) days of the date of issue of this Order or 31st January 2020, whichever date is later.
3. The Appellant Tenant shall pay any further rent outstanding from 1st October 2019, being the date of the Tribunal hearing, to the Respondent Landlord at the rate of €1,300 per month or proportionate part thereof at the rate of €42.73 per day ( $\text{€1,300} \times 12 / 365$ , rounded down to nearest cent) 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.
4. The Respondent Landlord shall refund the entirety of the security deposit of €1,300 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 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director