

## Residential Tenancies Board

### Determination Order

**Ref: TR0823-006625/DR1122-81404**

In the matter of Hazelwood Walk Holdings Limited [Appellant Landlord] and Oyunbileg Tungalag [Respondent Tenant] 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 Appellant Landlord on 21 March 2023 on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 2, 96 Rathmines Road Lower, Dublin 6, D06FX44 is valid and the Respondent 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 this Order.
2. The Respondent Tenant shall also continue to pay any further rent outstanding as it falls due, at the rate of €1,295 per month or proportional part thereof at the rate of €42.57 per day ( $€1,295 \times 12$  months divided by 365 days), 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 Dwelling.
3. The Appellant Landlord shall return the entire of the security deposit in the sum of €1,295 to the Respondent Tenant, upon the Respondent vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provision of the Act.

This Order was made by the Residential Tenancies Board on 17 January 2024.



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Emilia Zagrean  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director