

## Residential Tenancies Board

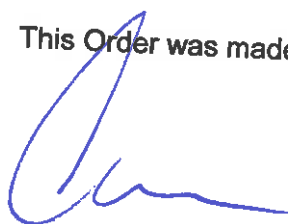
### Determination Order

**Ref: TR0918-003253/DR0718-45764**

In the matter of Ewa Zych [Appellant Tenant] and Noel Quinn [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 27 June 2018, in respect of the tenancy of the dwelling at 1c Inverness Road, Fairview, Dublin 3, is valid.
2. The Appellant Tenant, and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Appellant Tenant shall also pay any further rent outstanding from 8 January 2019, being the date of the Tribunal hearing, at the rate of €962.00 per month, or proportional part thereof at the rate of €31.63 per day, 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 and all other persons vacate the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,200.00 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 14 February 2019.



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Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director