

Residential Tenancies Board

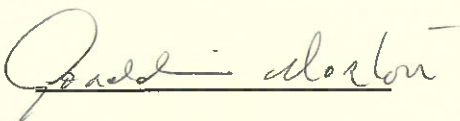
Determination Order

Ref: DR0920-64802

In the matter of Gary Keville [Applicant/Respondent Landlord] and Kim Guerin [Respondent/Applicant Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 7th September 2020, by the Applicant/Respondent Landlord on the Respondent/Applicant Tenant, in respect of the tenancy of the dwelling at 61 The Square, Larch Hill, Santry, Dublin 17, is valid. The tenancy terminated on the 14th September 2020.
2. The Respondent/Applicant Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 5 days of the date of issue of this Order.
3. The Respondent/Applicant Tenant shall continue to pay rent from the 29th October 2020 (being the day after the hearing), to the Applicant/Respondent Landlord, at the rate of €950.00 per month or proportional part thereof at the rate of €31.23 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by her and any other current occupants.
4. The Applicant/Respondent Landlord shall refund the entire of the security deposit of €950.00 to the Respondent/Applicant Tenant, on gaining 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 03 March 2021.



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