

Residential Tenancies Board

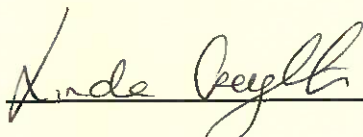
Determination Order

Ref: TR1121-005173/DR0721-71142

In the matter of Sylwia Twomey nee Mierzwinska [Appellant Tenant] and Yvonne Dawson [Respondent Landlord], pertaining to the dwelling at 115 Fort Hill, Moneygurney, Douglas, Cork, the Residential Tenancies Board, in accordance with Section 108(1) of the Residential Tenancies Act 2004, as amended, determines that:

1. The Notice of Termination served by the Respondent Landlord on the Appellant Tenant on the 10th June 2021 in respect of the tenancy of the dwelling at 115 Fort Hill, Moneygurney, Douglas, Cork, is valid.
2. The Appellant Tenant and any other persons in occupation of the dwelling at 115 Fort Hill, Moneygurney, Douglas, Cork shall vacate and give up vacant possession of the dwelling to the Respondent Landlord within 28 days of the date of this Determination.
3. The Appellant Tenant shall pay to the Respondent Landlord the sum of €14,400.00, at the rate of €1,200.00 per month for 12 consecutive months on the 1st day of each month commencing on the 1st of the month subsequent to the date of this Determination. This sum represents arrears of rent up to the 6th March 2022 in respect of the tenancy at 115 Fort Hill, Moneygurney, Douglas, Cork.
4. From the 7th March 2022 onwards, the Appellant Tenant shall pay to the Respondent Landlord the monthly rent as it falls due at the rate of €1,440.00 per month, or such portion thereof as may be due on the date the Appellant Tenant vacates the dwelling, unless lawfully varied, until such time as the Appellant Tenant vacates the dwelling.
5. The Respondent Landlord shall refund the entire security deposit of €1,300.00 to the Appellant Tenant on gaining vacant possession of the dwelling at 115 Fort Hill, Moneygurney, Douglas, Cork, less any amounts properly withheld in accordance with the provision of the Act with respect to rent arrears or damage to the dwelling above normal wear and tear.

This order is made by the Residential Tenancies Board on 23rd March 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director