

Residential Tenancies Board

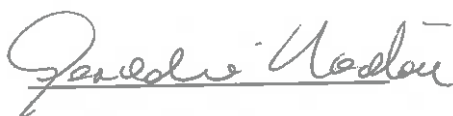
Determination Order

Ref: TR1219-004118/DR0719-55627

In the matter of Gemma Brennan [Appellant Tenant] and Marie Mulhall (Legal Personal Representative of Gregory Morgan, deceased) [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 January 2019 in respect of the dwelling at, 186 Cooley Road, Drimnagh, Dublin 12 D12AY06 is a valid Notice under the Residential Tenancies Act 2004 (as amended).
2. The Appellant Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 28 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid - 19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Appellant Tenant shall pay any further rent due from 5th March 2020 (being the date of the Tribunal hearing) at the rate of €1,680 per month, or proportionate part thereof at the rate of €55.23 per day ($\text{€1,680} \times 12 / 365$), unless lawfully varied, and any other charges as set out in the tenancy agreement, until such time as the tenancy is validly terminated and the dwelling vacated.

This Order was made by the Residential Tenancies Board on 25 June 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director