

## Residential Tenancies Board

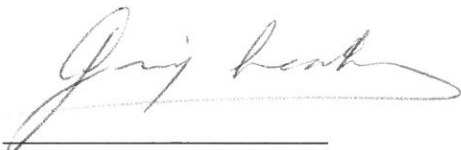
### Determination Order

**Ref: DR0416-25848**

In the matter of Damien McMahon [Applicant Tenant] and Liam Mc Manus [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 31 March 2016 by or on behalf of the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at Flat 2, 19 Saint Brigids Road, Upper Drumcondra, Dublin 9 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above Dwelling within 7 days of the date of issue of the Order.
3. The Applicant Tenant shall pay the total sum of €4,733.00 to the Respondent Landlord in respect of rent arrears within 42 days of the date of issue of the Order.
4. The Applicant Tenant shall continue to pay any further rent arising from 22 June 2016, at the rate of €550.00 per month or proportional part thereof at the rate of €18.08 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 he vacates the above Dwelling.
5. The Applicant Tenant's claim against the Respondent Landlord in respect of dampness is not upheld.

This Order was made by the Residential Tenancies Board on 16 August 2016.



Jimmy Leahy  
Board Member  
Duly authorised to sign on behalf of the Board



Claire Diggins  
Higher Executive Officer  
Duly authorised to sign on behalf of the Board