

Residential Tenancies Board

Determination Order

Ref: DR1016-29392

In the matter of John Kirwan [Applicant Landlord] and Dimitry Constantin [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 2nd September, 2016, served on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 3, 91 Manor Street, Dublin 7 is valid and the Respondent Tenant has been overholding since the 1st October 2016;
2. The Respondent Tenant shall pay the sum of €850.00 to the Applicant Landlord, being arrears of rent within 90 days of the issuance of the Determination Order;
3. The Respondent Tenant and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of receipt of the Determination Order herein;
4. The Respondent Tenant shall pay any further rent outstanding at the rate of €150.00 per week or proportional part thereof at the rate of €21.43 per day and any other charges arising on foot of the tenancy for each month or part thereof, until such time as she vacates the above dwelling.
5. The Applicant Landlord shall return the entirety of the security deposit to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 01 February 2017.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board