

Residential Tenancies Board

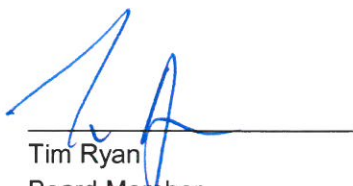
Determination Order

Ref: DR1116-30283

In the matter of Tom O'Connor [Applicant Landlord] and Martin Service [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 27 September 2016 on the Respondent Tenant in respect of the tenancy of the dwelling at 47 Mount Pleasant Square, Ranelagh, Dublin 6, D06K802, is invalid.
2. The Respondent Tenant shall pay the total sum of €3,000 to the Applicant Landlord, within 28 days of the date of issue of the Order, being rent arrears of €2,420 in respect of the tenancy of the above dwelling and €580 for being in breach of his tenant obligations and behaving in a manner that is anti social contrary to s.16(h) of the Residential tenancies Act, 2004.
3. The Respondent Tenant shall also pay any further rent outstanding from 02 December 2016 to the Applicant Landlord at the rate of €550 per month unless lawfully varied, 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.

This Order was made by the Residential Tenancies Board on 13 January 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