

Residential Tenancies Board

Determination Order

Ref: DR0117-31217

In the matter of Eimear Hughes [Applicant Landlord] and Graham Campbell [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 5th December 2016 on the Respondent Tenant in respect of the tenancy of the dwelling at 29 Drynam Crescent, Kinsealy, County Dublin is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €3,554.00 to the Applicant landlord, within 56 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 25th January 2017 to the Applicant landlord at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 per day 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.
5. The Applicant Landlord's application, regarding the Respondent Tenant's breach of his obligations under the Act in respect of keeping animals and repainting the above dwelling, in respect of the tenancy of the above dwelling, is not upheld.

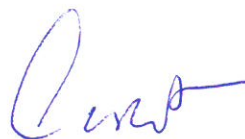
This Order was made by the Residential Tenancies Board on 10 March 2017.



Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Board