

Residential Tenancies Board

Determination Order

Ref: DR1117-39109

In the matter of Kevin Walsh [Applicant Landlord] and Alan Fennell [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 on 04 December 2017, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 44 Tramway Court, Old Blessington Road, Tallaght, Dublin 24, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €5,063.30 to the Applicant Landlord, within 28 days of the date of issue of this 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 18 December 2017, the date of the hearing, to the Applicant Landlord, at the rate of €1,400.00 per month or proportionate part thereof at the rate of €46.03 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 shall refund the entire of the security deposit of €1,400.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 30 January 2018.



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