

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0318-41847**

In the matter of Ken Gaffney [Applicant Landlord] and Cair McHugh [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 30 August 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 9 Beechlawn Avenue, Coolock, Dublin 5, D05F6H6, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall continue to pay rent from 11 May 2018 being the date of the Adjudication to the Applicant Landlord at the rate of €1,250.00 per month or proportionate part thereof at the rate of €41.10 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.
4. The Applicant Landlord shall refund the entire of any security deposit received 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 28 June 2018.



Paul White

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