

Residential Tenancies Board


Determination Order

Ref: DR0318-42200

In the matter of Murray Properties Limited [Applicant Landlord] and Ahmed Mohammed Ahmed Adam [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 19 February 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 5, 2 Charlemont Terrace, Wellington Road, Cork City, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding within 7 days of the issue of this Order.
3. The Respondent Tenant shall pay the sum of €434.00 to the Applicant Landlord within 7 days of the date of this Order, this sum represents rent arrears up to 17 April 2018 (date of the hearing).
4. From 18 April 2018 onwards the Respondent Tenant shall also pay the equivalent of the weekly rent at the rate of €139.00 per week or €19.86 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as he vacates the dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit to the Respondent Tenant on gaining 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 22 June 2018.



James Doorley
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