

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0118-40460**

In the matter of Michael Deans [Applicant Landlord] and Gary Talbot [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 27 November 2017, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 3, 133 Jamestown Road, Finglas, Dublin 11, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Determination Order, by the Board.
3. The Respondent Tenant shall continue to pay rent from 31 July 2018, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €750.00 per month or proportional part thereof at the rate of €24.66 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 dwelling.

This Order was made by the Residential Tenancies Board on 24 January 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director