

Residential Tenancies Board

Determination Order

Ref: DR0120-59737

In the matter of Minbay Limited [Applicant Landlord] and Reinaldo De Assuncao Adao [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 the 7th November 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 1 Silken Gardens, Dublin Road, Maynooth, County Kildare, is valid. The tenancy lawfully terminated on the 7th December 2019.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €6,788.98 to the Applicant Landlord, within 21 days of the date of issue of this Order. This sum of €6,788.98 being rent arrears in respect of the tenancy at the above dwelling address.
4. The Respondent Tenant shall also pay any further rent outstanding from the 19th February 2020, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €1,323.00 per month or proportional part thereof at the rate of €43.49 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and all other occupants.
5. The Applicant Landlord shall refund the entire of the security deposit of €1260.00 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 25 June 2020.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director