

## Residential Tenancies Board

### Determination Order

**Ref: DR0121-67394**

In the matter of Monica Moran [Applicant Landlord] and John Smith [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 25 January 2021 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 28 Hamilton Hall, Dunboyne, Co. Meath, A86XR90, is valid. The tenancy of the dwelling terminated on 26 February 2021.
2. The Respondent Tenant, and any other person(s) currently residing in the dwelling, shall vacate and give up possession of the dwelling on or before 1 June 2021 or within 14 days of the date of issue of this Determination Order whichever is the later date. Upon vacating, the Respondent Tenant shall return the keys of the dwelling to the Applicant Landlord or her agent/representative.
3. The Respondent Tenant shall pay the total sum of €7,230.00 to the Applicant Landlord within 35 days of the date of issue of this Determination Order. This sum of €7,230.00 being rent arrears up to 31 March 2021 in respect of the tenancy of the above dwelling.
4. From 1st April 2021 onwards, the Respondent Tenant shall also pay rent to the Applicant Landlord at the rate of €1,695.00 per month, or proportional part thereof at the rate of €55.72 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 any other occupant(s).
5. The Respondent Tenant shall immediately make contact with the Applicant Landlord by email to discuss payment of the rent arrears.
6. The Respondent Tenant shall remove the dog from the dwelling within 7 days of the date of issue of this Determination Order.

This Order was made by the Residential Tenancies Board on 06 May 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director