

## Residential Tenancies Board


### Determination Order

Ref: DR0123-82405

In the matter of Padraic Campbell [Applicant Landlord] and Julius Vagai [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of termination with a date of service of the 16th of January 2023 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at, 24 Saddlers Crescent, Mulhuddart, Dublin 15, D15E9H9, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling on the 20th day of July 2023.
3. The Applicant Landlord shall refund the security deposit of €2,000.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from the 1st day of June 2023, being the date of the adjudication hearing, at the rate of €2,000.00 per month or proportionate part thereof at the rate of €65.75 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 the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 16 August 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director