

## Residential Tenancies Board

### Determination Order

Ref: DR0221-67870, DR0221-67864

In the matter of Dowb Squared Limited [Applicant/Respondent Landlord] and Marcin Zbigniew Paskowski [Applicant/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 8th February 2021, served by the Applicant/Respondent Landlord on the Applicant/Respondent Tenant, in respect of the tenancy of the dwelling at Flat 5, 460 North Circular Road, Dublin 1, is valid.
2. The Applicant/Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Applicant/Respondent Tenant shall pay the sum of €640.84 to the Applicant/Respondent Landlord, within 28 days of the date of issue of this Determination Order, being damages in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenant shall continue to pay rent from 28th April 2021, being the date of the Adjudication Hearing, to the Applicant/Respondent Landlord, at the rate of €1,275.00 per month or proportionate part thereof at the rate of €41.91 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 above dwelling is vacated by him and any other persons residing therein.
5. The Applicant/Respondent Landlord shall refund the security deposit of €1,275.00 to the Applicant/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 16 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director