

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0222-75411**

In the matter of Independent Trustee Company Limited [Applicant Third Party] and Ion Razneas [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 June 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 7A Raheen Avenue, Tallaght, Dublin 24, is valid.
2. The Respondent Tenant, and every other person residing in the above dwelling, shall vacate and give up possession of the above dwelling within 60 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €3,059.50, to the Applicant Landlord, within 90 days of the date of issue of this Order. This sum of €3,059.50 being rent arrears up to 3rd May 2022 in respect of the aforementioned tenancy.
4. The Respondent Tenant shall also pay any further rent outstanding from 4th May 2022, to the Applicant Landlord, at the rate of €1,500.00 per month or proportional part thereof at the rate of €49.32 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 by any other person/s residing therein.

This Order was made by the Residential Tenancies Board on 20 July 2022.



Linda Creighton  
Higher Executive Officer

Duly authorised to sign on behalf of the Director