

Residential Tenancies Board

Determination Order

Ref: DR0320-61076

In the matter of David O'Connor [Applicant] (In capacity as receiver over certain assets of Kevin Blount, Landlord) and Mark Flynn and Alison Dowling [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Receiver on the 12th of February 2020 with respect of the tenancy of the dwelling at 73A Belcamp Avenue, Priorswood, Dublin 17, D17 RC83 is valid.
2. The Notice of Termination served by the Applicant Receiver on the 31st of May 2019 with respect of the aforesaid tenancy is valid.
3. The Respondent Tenants and all persons residing at the aforesaid dwelling shall vacate and give up vacant possession within 14 days of the ending of the emergency period within the meaning of s. 5 of the Emergency Measures in the Public Interest (Covid-19) Act 2020.
4. The Respondent Tenants shall pay the Applicant Receiver the sum of €11,379.17 within 14 days of the date of issue of this Order being rent arrears in respect of the aforesaid property.
5. The Respondent Tenant shall continue to pay the sum of €1,300 per month or €42.74 per day from the 30th of June 2020 until vacant possession is recovered by the Applicant Receiver.
6. The Applicant Receiver shall return the security deposit of €1,000 upon gaining vacant possession less such sums due to the Landlord on foot of this order or such sums properly retained in accordance with the Residential Tenancies Act.

This Order was made by the Residential Tenancies Board on 9 September 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director