

Residential Tenancies Board

Determination Order

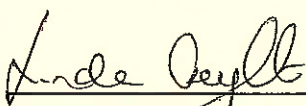
Ref: DR0322-76227

In the matter of Bootmer Unlimited [Applicant Landlord] and John Flanagan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In the matter of Bootmer Unlimited [Applicant Landlord] and John Flanagan [Respondent Tenant], the Residential Tenancies Board, in accordance with Section 121 of the Residential Tenancies Act, 2004, as amended, determines that:

1. The Notice of Termination with a date of service of 18/2/22 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 33, The Heron, Thornwood, Booterstown Avenue, Booterstown, Co. Dublin, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €15,704.10 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 13/5/22, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €1,872.00 per month or proportionate part thereof at the rate of €61.55 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 by all other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €1,675.00 to the 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 20 July 2022.


Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director