

## Residential Tenancies Board

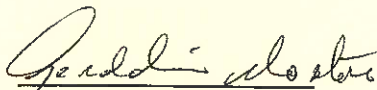
### Determination Order

Ref: DR0323-84039

In the matter of Uchenna Nwoga [Applicant Tenant] and Christopher Ling [Respondent Landlord] 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 1/03/2023 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 9 Roselawn Glade, Castleknock, Dublin 15, is invalid.
2. The Notice of Termination with a date of service of 20/05/2023 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 9 Roselawn Glade, Castleknock, Dublin 15, is valid.
3. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 31/12/2023.
4. The Applicant Landlord shall refund the security deposit of €1,000.00 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.
5. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 26/07/2023, being the date of the Adjudication Hearing, at the rate of €1,446.00 per month or proportionate part thereof, 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.
6. The Respondent Tenant shall pay the total sum of €334.00 to the Applicant Landlord, within 90 days of the date of issue of the Determination Order, being rent arrears of €334.00, in respect of the above dwelling.

This Order was made by the Residential Tenancies Board on 20 September 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director