

Residential Tenancies Board

Determination Order

Ref: DR0418-42885

In the matter of Paul Murphy [Applicant Landlord] and Gerard Moran [Respondent Tenant] 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 Landlord on the 18th of April 2018, being the date of the hearing, on the Respondent Tenant in respect of the tenancy of the dwelling at 32 Liffey Street South, The Ranch, Dublin 10 D10 YR22 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling to the Applicant Landlord within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,100 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 1st of June 2018 to the Applicant at the rate of €700 per month or proportionate part thereof at the rate of €23.01 per day 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 he vacates the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €700 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 02 August 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director