

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0418-43188**

In the matter of Anthony Moyles [Applicant Landlord] and Don Larkin [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 on 24 April 2018 by or on behalf of the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 82 Bloomfield Park, Bloomfield Avenue, Donnybrook, Dublin 4, D04WT78 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above Dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €2,383.51 to the Applicant Landlord within 7 days of the date of issue of this Order, being the rent arrears in respect of the tenancy of the above Dwelling as at 19 June 2018.
4. The Respondent Tenant shall continue to pay any further rent outstanding from 20 June 2018, at the rate of €82.19 per day 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 Applicant Landlord shall refund the entire of the security deposit of €2,500.00 to the Respondent Tenant on gaining vacant possession of the Dwelling, less any amounts property withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 02 November 2018.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director