

Residential Tenancies Board

Determination Order

Ref: DR0419-53449

In the matter of Geraldine Doran and Bill Doran [Applicant Landlords] and Abdelkabir Nafea [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 the 11th of October 2018, by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at 29 Coole Haven, Gort, Co. Galway, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €100 to the Applicant Landlords, within 28 days of the date of issue of this Order. This sum represents the sum of €100 awarded in respect of damages as a result of the Respondent Tenant's failure to vacate the dwelling after the service of a valid Notice of Termination.
4. The Respondent Tenant shall continue to pay rent from the 2nd of May 2019, being the date of the hearing, to the Applicant Landlords, at the rate of €550 per month or proportional part thereof at the rate of €18.08 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 dwelling is vacated by him and all other occupants.
5. The Applicant Landlords shall refund the entire of the security deposit of €400 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 05 September 2019.


Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director