

Residential Tenancies Board


Determination Order

Ref: DR0421-69247

In the matter of Patrick McGrath [Applicant Landlord] and Daniel Afrasinei [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 in regard to anti-social behaviour, by the Applicant Landlord on 19 April 2021 on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 3, The High Ball, Cavan Street, Oldcastle, Co. Meath, 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 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3326.80 to the Applicant Landlord, within 49 days of the date of issue of this Order, being rent arrears and outstanding utility charges in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent from 30 June 2021, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €160.00 per week or proportionate part thereof at the rate of €22.86 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and all other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €640.00 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 28 July 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

