

Residential Tenancies Board

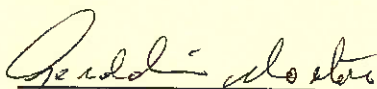
Determination Order

Ref: DR0422-76670

In the matter of Amr Gamal, Ayat Mohamed [Applicant Tenants] and Horija Bojang [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 the 28th of April 2022, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 37 Fitzherbert Wood, Slane Road, Navan, Co. Meath, C15E8DP, is valid.
2. The Applicant Tenants and any 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 Determination Order.
3. The Applicant Tenants shall continue to pay rent from the 12th of August 2022, being the date of the Adjudication Hearing, to the Respondent Landlord at the rate of €1,350.00 per month, or proportionate part thereof at the rate of €45.00 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 the above dwelling is vacated by the Applicant Tenants and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit of €1,350.00 to the Applicant Tenants, upon the Applicant Tenants 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 Landlord shall, within 28 days, as urgent matters concerning safety, install at the dwelling: carbon monoxide alarms, a kitchen fire blanket and window restrictors as required by the safety guidelines set out in the Meath County Council report of the 18th of May 2022 on the Minimum standards are set out in the Housing (Standards for Rented Houses) Regulations 2017.
6. The Respondent Landlord shall, within 180 days repaint the dwelling and undertake the redecorating repairs required for letting the dwelling as set out in the Meath County Council report of the 18th of May 2022 on the Minimum standards are set out in the Housing (Standards for Rented Houses) Regulations 2017.

This Order was made by the Residential Tenancies Board on 03 January 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director