

Residential Tenancies Board

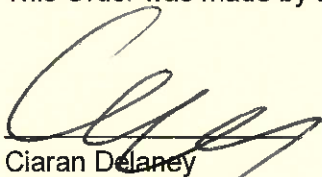
Determination Order

Ref: DR0422-76740

In the matter of James Gaskin [Applicant Landlord] and Robert Knowles [Respondent Tenant] 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 25th May 2021 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy at The Dew Walk, Ballintесkin, Kilmacanogue, Co. Wicklow, A98HT26, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €1,040.00 to the Applicant Landlord within 21 days of the date of issue of this Determination Order being rent arrears in respect of the tenancy of the above dwelling up to 1 April 2022.
4. The Respondent Tenant shall also pay any further rent outstanding from 1 April 2022 to the Applicant Landlord at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 per day, unless lawfully varied, plus any other charges provided under the terms of the tenancy agreement, for each month or part thereof until such time as the dwelling is vacated by him and by all other current occupants.
5. The Applicant Landlord shall refund the security deposit of €1,500.00 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 10 August 2022.



Ciaran Delaney

Higher Executive Officer

Duly authorised to sign on behalf of the Director