

Residential Tenancies Board

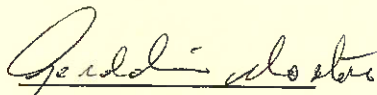
Determination Order

Ref: DR0423-84453

In the matter of Olasumbo Kuponiyi [Applicant Tenant] and Cheema Properties Investment Limited [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 18th of June, 2022, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 91 Shannon Park, Edgeworthstown, Co. Longford, is valid.
2. The Applicant Tenant and 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 Respondent Landlord shall refund the security deposit of €400.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from the third day of August 2023 at the rate of €600.00 per month, or proportionate part thereof at the rate of €19.73 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 Tenant and any other persons residing therein.
5. The Respondent Landlord shall pay the total sum of €850.00 to the Applicant Tenant, within 14 days of the date of issue of this Determination Order, being damages for breach of landlord obligations pursuant to section 12(1)(b) of the Act for failure to carry out necessary repairs, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 27 September 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director