

## Residential Tenancies Board

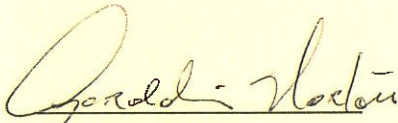
### Determination Order

**Ref: DR0423-84844**

In the matter of Shane Kavanagh Construction Management Ltd [Applicant Landlord] and Victor Ermakov [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 the 16th of March 2022 in respect of the tenancy of the dwelling at Flat 1, 42 North Circular Road, Dublin 7 is valid.
2. The Respondent Tenant and all other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall also pay any further rent outstanding from the 4th of September being the date of the adjudication hearing at the rate of €130.00 per week unless lawfully varied, and any other charges as provided for under the terms of the tenancy for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other person residing therein.

This Order was made by the Residential Tenancies Board on 25 October 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director