

Residential Tenancies Board

Determination Order

Ref: DR0518-44296

In the matter of Tony O Dea [Applicant Landlord] and Brendan McCann [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 by the Applicant Landlord on 8th April 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 6, 86 Leinster Road, Rathmines, Dublin 6 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,300 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 12th June 2018, being the date of the Adjudication hearing, at the rate of €650 per month or proportional part thereof at the rate of €21.37 per day 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 Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €650 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 02 August 2018.



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director