

Residential Tenancies Board

Determination Order

Ref: DR0518-44410

In the matter of Pietro Navetta [Applicant Tenant] and David Leung [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination served on the 4th May 2018 by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Flat 7, 66 Rathgar Road, Dublin 6, is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 10th January 2019 or within 14 days of the date of issue of this Order, whichever is the later.
3. The Applicant Tenant shall continue to pay rent at the rate of €800.00 per month, 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 he and any other occupant vacates the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €800.00 to the Applicant 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 30 August 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director