

Residential Tenancies Board

Determination Order

Ref: DR0519-54488, DR0519-54245

In the matter of Peter Tighe [Applicant/Respondent Tenant] and Sonya Cronin [Respondent/Applicant Landlord] 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 Respondent/Applicant Landlord on 24th April 2019 on the Applicant/Respondent Tenant in respect of the tenancy of the dwelling at 8 Harman Street, Dublin 8 is valid;
2. The Applicant/Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 10th December 2019 or within 28 days of the date of issue of this Order, whichever is the later;
3. The Applicant/Respondent Tenant shall also pay any further rent outstanding from 4th July 2019, being the date of the Adjudication hearing, at the rate of €850 per month or proportional part thereof at the rate of €27.95 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 Applicant/Respondent Tenant vacates the above dwelling;
4. The Respondent/Applicant Landlord shall refund the entire of the security deposit of €720 to the Applicant/Respondent Tenant, upon the Applicant/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;
5. The Applicant/Respondent Tenant's application regarding breach of landlord obligations with regards to peaceful and exclusive occupation of the dwelling is not upheld.

This Order was made by the Residential Tenancies Board on 05 Septemeber 2019.



Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director