

Residential Tenancies Board

Determination Order

Ref: DR0519-54597

In the matter of OSC Property Holdings Ltd [Applicant Landlord] and Elaref Eserri [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 on the 18th April 2019, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 1 Redmond House, John Redmond Street, Co. Cork, T23HP23 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Applicant Landlord's application regarding rent arrears in respect of the tenancy of the above dwelling is not upheld.
4. The Respondent Tenant shall continue to pay rent outstanding from the 9th July 2019, being the next rent due date, to the Applicant Landlord at the rate of €1,250.00 per month or proportionate part thereof at the daily rate of €41.10 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 Respondent Tenant and all persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,250.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 05 September 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director