

Residential Tenancies Board

Determination Order

Ref: DR0521-69377

In the matter of Bardy Estates [Applicant Landlord] and Martin Hijski [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 3 February 2021 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 31 Shanowen Avenue, Santry, Dublin 9, D09P5C7, is valid.
2. The Respondent Tenant shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €2,390.75 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being arrears of rent as at the date of the Adjudication hearing.
4. The Respondent Tenant shall also pay any further rent outstanding from 8 July 2021, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €540.00 per month or proportional part thereof at the rate of €17.75 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates and gives up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €540.00 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 15 September 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director