

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0619-54831**

In the matter of David O'Connor (As Receiver over Certain Assets of Georgina Delaney) [Applicant] and Eugene Ioan Curean [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 5th February 2019 on the Respondent Tenant in respect of his tenancy of the dwelling at Unit 47, Number 3, Parklands, Northwood, Santry, Dublin 9 is valid, and therefore the Respondent Tenant's tenancy terminated on the 5th March 2019.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the sum of €10,171.23 to the Applicant Landlord, being rent arrears owed by the Respondent Tenant in respect of his tenancy at Unit 47, Number 3, Parklands, Northwood, Santry, Dublin 9, within 21 days of the date of issue of this Order.
4. The Respondent Tenant shall continue to pay any further rent from the 11th July 2019, being the date after the Adjudication hearing, at the rate of €825.00 per month or proportional part thereof at the rate of €27.12 per day, 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 Respondent Tenant and any other occupant vacates the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €825.00 to the Respondent 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 23 September 2019.



**Claire Diggin**

**Assistant Director**

**Duly authorised to sign on behalf of the Director**