

## Residential Tenancies Board

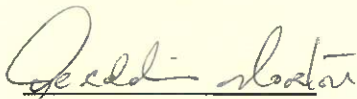
### Determination Order

**Ref: DR0621-70165**

In the matter of Martin Donohue [Applicant Landlord] and Darren Farmer [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, with a date-of-service of 16th February 2021, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 6 Lohunda Court, Clonsilla, Dublin 15, D15FDT8, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 30 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €4,852.10 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the period from 30th December 2020 - 29th August 2021, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 30th August 2021, to the Applicant Landlord, at the rate of €1,501.00 per month or proportionate part thereof at the rate of €49.35 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 the dwelling is vacated by him and any other current occupant/s.
5. The Applicant Landlord shall refund the entirety of the security deposit of €1,200.00 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 06 October 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director