

Residential Tenancies Board

Determination Order

Ref: DR0621-70217

In the matter of Urteco Ltd [Applicant Landlord] and Gregorio Angelo De Guidici [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant has engaged in anti-social behaviour within the meaning of section 17(1)(a) and (b) of the 2004 Act.
2. The Notice of Termination with a date-of-service of 30th of April 2021 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 1, 75 Dorset Street Upper, Dublin 1, D01 NX88, is valid.
3. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
4. The Respondent Tenant shall pay any rent outstanding from the 13th of October 2021, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €1,200.00 per month or proportionate part thereof at the rate of €39.45 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 above dwelling is vacated by him and by any other persons currently residing therein.

This Order was made by the Residential Tenancies Board on 04 May 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director