

## **Residential Tenancies Board**

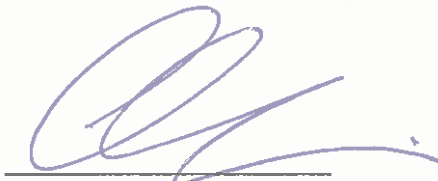
### **Determination Order**

**Ref: DR0718-46181**

In the matter of Seamus Treanor [Applicant Landlord] and Robert Rygus [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 5 May 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 3, 12 Belvedere Road, Dublin 1 is valid, and the tenancy of the dwelling terminated on 3 June 2018.
2. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding within 14 days of the issue of this Order.
3. The Respondent Tenant shall pay the Applicant Landlord the total sum of €4,601.00 within 70 days of the date of issue of this Order. This sum represents rent arrears up to 28 August 2018 in respect of the tenancy of the dwelling at Flat 3, 12 Belvedere Road, Dublin 1.
4. From 29 August 2018 onwards the Respondent Tenant shall also pay the equivalent of the monthly rent at the rate of €525.00 per month or €17.26 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as he vacates the dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit 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 17 October 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director