

Residential Tenancies Board

Determination Order

Ref: DR0718-46241

In the matter of Keith Walsh [Applicant Landlord] and Adekamni Fernandez Badejo [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 4 June 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 145 Millpark, Clondalkin, Dublin 22 is valid.
2. The Notice of Termination served on 22 June 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 145 Millpark, Clondalkin, Dublin 22 is valid, and the tenancy of the Dwelling terminated on 23 July 2018.
3. 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 7 days of the issue of this Determination Order.
4. The Respondent Tenant shall pay to the Applicant Landlord the total sum of €1,201.09 within 7 days of the date of issue of this Order. This sum represents rent arrears up to 12 October 2018 (date of the hearing) in respect of the tenancy of the dwelling at 145 Millpark, Clondalkin, Dublin 22.
5. From 13 October 2018 onwards (date after the hearing) the Respondent Tenant shall also pay the equivalent of the rent at the rate of €1,200.00 per month or €39.45 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.
6. 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 20 December 2018.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director