

Residential Tenancies Board


Determination Order

Ref: DR0719-55915

In the matter of Patricia Kiernan, Francis Kiernan [Applicant Landlords] and Patrick Casey [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 7th January 2019, by the Applicant Landlords, on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 8, 240 North Circular Road, Phibsborough, Dublin 7, is valid.
2. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Determination Order.
3. The Respondent Tenant shall pay any rent outstanding from the 23rd August 2019, being the date of the Adjudication hearing, at the rate of €140 per week and/or €20 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week/day or part thereof, until such time as he vacates the above dwelling.
4. The Applicant Landlords shall refund the entire of the security deposit of €600 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 10 October 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director