

Residential Tenancies Board

Determination Order

Ref: DR0719-56015

In the matter of Susan Steacy [Applicant Landlord] and Michael Dediare [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 1st October 2018, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 12 Stralem Terrace, Ongar, Dublin 15, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,892.06 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears of €2,892.06 together with €1,000.00 damages for breach of the Tenant's obligation to pay the rent in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 21st August 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,400.00 per month or proportional part thereof at the rate of €46.03 per day, unless lawfully varied, together with 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 the Respondent Tenant and any other occupants.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,050.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 03 October 2019.


Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director