

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0719-56124**

In the matter of Daryl Divilly [Applicant Landlord] and David Bradley [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 15th April 2019 as served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 7 Home Villas, Donnybrook, Dublin 4, 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 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €17,500.00 to the Applicant Landlord, within 7 days of the date of issue of this Order, being rent arrears of €17,500.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 23rd August 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €2,500.00 per month or proportional part thereof at the rate of €82.19 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €2,500.00 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