

## Residential Tenancies Board

### Determination Order

Ref: DR0721-70945

In the matter of Stephen Tennant and Nicholas O'Dwyer, Applicant (Acting in capacity as Joint Receivers over certain assets of Bramley Jewellers Limited, Landlord) and Abdul Hasib [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 25th September 2020 served by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 1 Clayton Court, Staplestown Road, Co. Carlow is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 15th January 2022 or within 7 days of the date of issue of this Determination Order, compliance only being required with whichever date is later in time.
3. The Respondent Tenant shall pay the sum of €16,726.00 to the Applicant Landlords, within 7 days of the date of issue of this Determination Order, being rent arrears of €16,726.00 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 to the Applicant Landlords any further rent outstanding from 26th October 2021, being the date of the Adjudication Hearing, at the rate of €850.00 per month or proportionate part thereof at the rate of €27.95 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 12 January 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director