

## **Residential Tenancies Board**

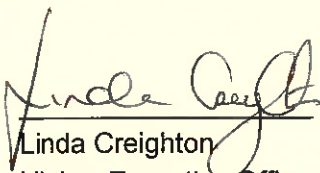
### **Determination Order**

**Ref: DR0722-78248**

In the matter of HTMN INVESTMENT FUNDS ICAV [Applicant Landlord] and Aonghus Crean [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 Respondent Tenant on 30 May 2022 in respect of the dwelling at Flat 5, 16 Annesley Bridge Road, Fairview, Dublin 3, D03W263, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay any further rent due to the Applicant Landlord from 14 October 2022, being the date of the Adjudication Hearing, at the rate of €1,200.00 per month, or proportionate part thereof at the rate of €39.78 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein
4. The Applicant Landlord shall refund the security deposit of €1,200.00 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 11 January 2023.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director