

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0722-78554**

In the matter of Independent Trustee Co. [Applicant Landlord] and Eamonn Hall [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 8 June 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 7, 11 Portland Street North, Dublin 1, D01H2Y3, 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €16,267.84 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay the Applicant Landlord any further rent outstanding from 3 November 2022, being the date of the (virtual) adjudication hearing, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 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 above dwelling is vacated by the Respondent Tenant and any other person/s residing therein.

This Order was made by the Residential Tenancies Board on 07 December 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director