

Residential Tenancies Board

Determination Order

Ref: DR0818-47071

In the matter of Luke Charleton and Colin Farquharson (Receivers Over Certain Assets of Con Ryan and May Ryan) [Applicant Landlords] and Jonathan Towell [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 by the Applicant's Representatives on 24 January 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 1, 38 South Circular Road, Dublin 8 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €13,271.40 to the Applicant Landlords, within 140 days of the date of issue of this Order, by the Board being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 23 November 2018, being the date of the Adjudication hearing, at the rate of €310.40 per month or proportional part thereof at the rate of €10.20 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 01 February 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director