

Residential Tenancies Board

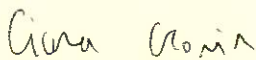
Determination Order

Ref: DR0820-64388

In the matter of Dominik Komorcec [Applicant Tenant] and Christopher Noone [Respondent Landlord] 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 7th of August 2020, served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at Unit 131C, Slaney Road, Dublin Industrial Estate, Glasnevin, Dublin 11, is valid.
2. The Applicant Tenant and any other 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 Determination Order.
3. The Respondent Landlord shall pay the total sum of €3000 to the Applicant Tenant, within 14 days of the date of issue of this Determination Order, being damages of €3,160 for breach of landlord obligations pursuant to Section 12(1)(b) of the Act for failure to carry out necessary repairs and maintain the dwelling in accordance with the minimum standards, less rent arrears of €160 in respect of the tenancy of the dwelling at the above address.
4. The Applicant Tenant shall also pay any further rent outstanding from 30th October 2020, being the date of the Adjudication Hearing, at the rate of €80 per week or proportionate part thereof at the rate of €11.43 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each week or part thereof, until such time as the above dwelling is vacated by the Applicant Tenant and any other persons residing therein.
5. The Respondent Landlord shall refund the security deposit of €100 to the Applicant 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 03 March 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director