

Residential Tenancies Board

Determination Order

Ref: DR0821-72025

In the matter of Clare Peelo [Applicant Landlord] and Patrick McGuinness [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 service date of 19th July 2021, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at 67 Mayeston Square, Saint Margaret's Road, Finglas, Dublin 11, D11NH10 is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €8,500.00 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 any further rent outstanding from the 26th October 2021, being the date of the Adjudication Hearing, at the rate of €1,500.00 per month or proportionate part thereof at a rate of €49.31 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