

Residential Tenancies Board

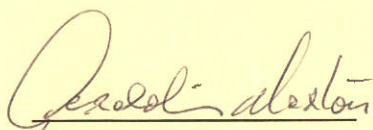
Determination Order

Ref: DR0823-87826

In the matter of Paul Loughran [Applicant Landlord] and Marek Machynia [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 29/11/2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 4, St Vincent's Street North, Phibsboro, Dublin 7, is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €14,300.00 to the Applicant Landlord, within 21 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 13/02/2024, being the date of the 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, 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 above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall be entitled to retain the security deposit of €825.00 and set it off against rent arrears.

This Order was made by the Residential Tenancies Board on 03 April 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director