

## Residential Tenancies Board

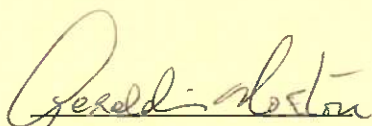
### Determination Order

**Ref: DR0823-88240**

In the matter of Highgarden Real Estate [Applicant Landlord] and Denis Weldon [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 11/10/2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 102, Block A, Wellfield Bridge, Clongriffin, Dublin 13, 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 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €5,648.00 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 continue to pay any further rent outstanding to the Applicant landlord from 10/01/2024, being the date of the Adjudication Hearing, at the rate of €1,862.00 per month, or proportionate part thereof at the rate of €61.22 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 is entitled to set off the security deposit of €1,825.00 against rent arrears.

This Order was made by the Residential Tenancies Board on 13 March 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director