

Residential Tenancies Board

Determination Order

Ref: DR0918-48493

In the matter of Stephen Byrne [Applicant Landlord] and Nasir Uddin [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 on the 12th March 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 297 Bachelor's Walk, Dublin 1, is valid, and the tenancy terminated on 11 September 2018.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling, in which he is in unlawful occupation and over-holding, within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from the 2nd October 2018, the date of the hearing, to the Applicant Landlord, at the rate of €800.00 per month or proportional part thereof at the rate of €26.30 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the dwelling.
4. On gaining vacant possession of the above dwelling, the Applicant Landlord shall repay the Respondent Tenant the entire of any security deposit previously paid by the Respondent Tenant, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 23 November 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director