

Residential Tenancies Board

Determination Order

Ref: DR0919-56907

In the matter of Leslie Bedford [Applicant Landlord] and David Fanning [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 16th July 2019, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 2 Mornington Grove, Artane, Dublin 5, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling on or before 31st January 2020 or within 7 days of the date of issue of this Order, compliance only being required with whichever is the later date.
3. The Respondent Tenant shall pay the sum of €11,800.00 to the Applicant Landlord, within seven days of the date of issue of this 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 22nd November 2019, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €1,000.00 per month or proportionate part thereof at the rate of €32.88 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 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 27 January 2020.


Emer Morrissey

Assistant Director

Duly authorised to sign on behalf of the Director