

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0919-57125**

In the matter of John Courtney [Applicant Landlord] and Mohammed Gsimi [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 11th May 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 3, 36 Leinster Road, Rathmines, Dublin 6, D06 YK82, is valid.
2. The Respondent Tenant and all 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 Order.
3. The Respondent Tenant shall also pay rent from 13th November 2019, being the date of the adjudication hearing, at the rate of €340.00 per fortnight or proportional part thereof at the rate of €24.29 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each fortnight or part thereof, until such time as the Respondent Tenant vacates the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €680.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 06 January 2020.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director