

Residential Tenancies Board

Determination Order

Ref: DR0919-57193

In the matter of Thomas Egan and Lorraine Egan [Applicant Landlords] and Joe Mabien [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 service date of 3rd September 2019 as served by the Applicant Landlords upon the Respondent Tenant in respect of the tenancy of the dwelling at 113 Huntstown Rise, Mulhuddart, Dublin 15, 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 within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €3,544.05 to the Applicant Landlords, within 49 days of the date of issue of this Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 29th October 2019, being the date of the Adjudication hearing, to the Applicant Landlords, at the rate of €1,200 per month or proportionate part thereof at the rate of €39.45 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 and gives up possession of the above dwelling.
5. The Applicant Landlords' claims relating to alleged sub-letting of, and refusal of access to, the above dwelling, are not upheld.
6. The Respondent Tenant shall, within 7 days of the date of issue of this Order, provide the Applicant Landlords, in writing, with the full names of all persons who ordinarily reside in the dwelling as of the date of issue of this Order.

This Order was made by the Residential Tenancies Board on 12 December 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director