

Residential Tenancies Board

Determination Order

Ref: DR0920-64859, DR1120-66461

In the matter of Adam Wierzbanski [Applicant/Respondent Tenant] and BBT Developments Ltd [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 21 August 2020 by the Respondent/Applicant Landlord on the Applicant/Respondent Tenant in respect of the tenancy of the Dwelling at 18, The Plaza, Ballymun, Dublin 9, D09TK28 is valid. The tenancy of the Dwelling terminated on 21 September 2020.
2. The Applicant/Respondent Tenants and all persons residing in the above Dwelling shall vacate the Dwelling on or before 1 July 2021 or within 14 days of the issue of this Order whichever is the later date. Upon vacating the Applicant/Respondent Tenant shall return the keys of the Dwelling to the Respondent/Applicant Landlord or its representative.
3. From 1 April 2021 onwards the Respondent Tenant shall also pay the equivalent of the monthly rent at the rate of €1,265.00 per month or €41.59 per day unless lawfully varied to the Respondent/Applicant Landlord, and any other charges set out in the terms of the tenancy agreement, until such time as he vacates the dwelling.
4. The Respondent/Applicant Landlord shall refund the entire of any security deposit to the Applicant/Respondent Tenant on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Applicant/Respondent Tenant shall immediately make contact with the Respondent/Applicant Landlord by email to discuss payment of the rent arrears.

This Order was made by the Residential Tenancies Board on 09 June 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director