

Residential Tenancies Board

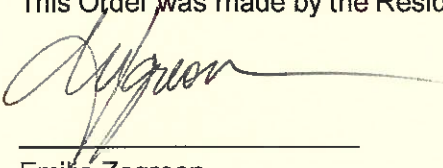
Determination Order

Ref: DR0922-79724

In the matter of Elizabeth Maguire [Applicant Landlord] and Eric McGann [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 date of service of the 8th of August 2022, served by the Applicant Landlord on the Respondent Tenant and all occupiers of the dwelling, in respect of the tenancy of the dwelling at 22 Shanid Road, Harold's Cross, Dublin 6W, D6WX367, regarding the failure to pay rent when it fell due, is valid.
2. The Respondent Tenant and any 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €11,775.00 to the Applicant Landlord, within 90 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant and all those who occupy the dwelling shall also pay any further rent outstanding from the 1st of November 2022, being the date of the Adjudication Hearing, at the rate of €1,750.00 per month or proportionate part thereof at the rate of €58.33 per day, unless lawfully varied, and any other charges as 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 11 January 2023.



Emilia Zagrean

Higher Executive Officer

Duly authorised to sign on behalf of the Director