

## Residential Tenancies Board

### Determination Order

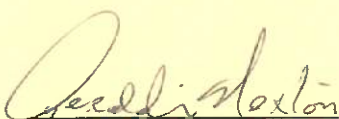
**Ref: DR0923-88718**

In the matter of Ann Nixon [Applicant Landlord] and Lauris Bitenbinders [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In the matter of Ann Nixon [Applicant Landlord] and Lauris Bitenbinders [Respondent Tenant], the Residential Tenancies Board, in accordance with Section 97 of the Residential Tenancies Act, 2004, determines that:

1. The Notice of Termination served on the Respondent Tenant on 23 August 2022 in respect of the tenancy at Apartment 43, The Elms, Mount Merrion Avenue, Blackrock, Co. Dublin is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of that dwelling within 7 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall continue to pay rent as it falls due, from 11 January 2024, in the sum of €1,400.00 per month, or proportionate part thereof, for as long as he continues to reside in the above dwelling.

This Order was made by the Residential Tenancies Board on 24 April 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director