

Residential Tenancies Board

Determination Order

Ref: DR1018-48966

In the matter of Alan Ryan, Trish Ryan [Applicant Landlords] and Ahmed Abubaakar Farax [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, dated 25 January 2018, served on 29 January 2018 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at Flat C, Top Floor, 7 Thomond Villas, Thomondgate, Co. Limerick, is valid. The tenancy of the dwelling terminated on 1 March 2018.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,160 the Applicant Landlords within 28 days of the date of issue of this Order. This sum represents rent arrears up to 21 November 2017 in respect of the tenancy of the above dwelling.
4. From 28 November 2018 (date of the hearing) onwards the Respondent Tenant shall also pay rent at the rate of €54.00 per week or proportional part thereof at the rate of €7.71 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as he vacates the dwelling.
5. On gaining vacant possession of the above dwelling, the Applicant Landlords shall refund the Respondent Tenant the entire of any security deposit paid by the Respondent Tenant, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 28 March 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director