

## Residential Tenancies Board

### Determination Order

**Ref: DR1020-65552**

In the matter of Tom O'Brien and Hilary Larkin (Acting in capacity as Joint Receivers over the Certain Assets of John Kevin Devine and Marie Devine, Landlords) [Applicant Receiver] and Wayne Mitchell [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicants on the Respondent Tenant on the 6th of March 2020 with respect of the tenancy of the dwelling at 119 Thomond Road, Ballyfermot, Dublin 10, D10 R657 is valid.
2. The Respondent Tenant and all persons residing at the aforesaid dwelling shall vacate and deliver up vacant possession of the dwelling to the Applicants 11 days after the ending of the emergency period within the meaning of s.2 of the Residential Tenancies Act 2020 or within 14 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenant shall pay €20,000 to the Applicants within 14 days of the date of issue of this Order being rent arrears with respect of the tenancy.

This Order was made by the Residential Tenancies Board on 21 April 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director