

Residential Tenancies Board

Determination Order

Ref: DR1022-80665

In the matter of Brian Connolly [Applicant Landlord] and Praveen Shivanad [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 17th of June 2022 served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 51 Gandon Hall, Lower Gardiner Street, Dublin 1 is valid and the tenancy of the Dwelling was lawfully terminated on the 24th of June 2022.
2. The Respondent Tenant shall vacate and give up possession of the Dwelling within 14 days of the date of this Determination Order.
3. The Respondent Tenant shall continue to pay rent and other charges relating to the tenancy of the Dwelling at the monthly rate of €1,123.00 per month or the daily rate of €36.92 per day until such time as the Dwelling is vacated by the Respondent Tenant.
4. The Respondent Tenant shall pay to the Applicant Landlord the sum of €3,369.00 representing arrears of rent in respect of the tenancy of the Dwelling for the months of October 2022, November 2022 and December 2022, within 14 days of the date of this Determination Order.
5. The Applicant Landlord shall refund the Respondent Tenant's security deposit of €900.00 on gaining vacant possession of the Dwelling less any amount lawfully withheld or deducted in accordance with the Residential Tenancies Act 2004 as amended.

This Order was made by the Residential Tenancies Board on 01 February 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director