

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1118-49770**

In the matter of Elena Ispas [Applicant Landlord] and Chaker Fatnassi [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 Applicant Landlord on the 21st of September 2018 (erroneously dated the 22nd of September 2018) on the Respondent Tenant in respect of the tenancy of the dwelling at 24 O'Moore Place, Portlaoise, Co. Laois, R32 P5XA. is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the Applicant Landlord the sum of €3,767.21 within 14 days of the date of this Order, constituting rent arrears with respect of the aforesaid tenancy.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord at the rate of €800 per month or proportional part thereof at the rate of €26.30 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, from the 15th of December 2018 until he vacates the aforesaid dwelling.

This Order was made by the Residential Tenancies Board on 14 February 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director