

Residential Tenancies Board

Determination Order

Ref: DR1118-50377

In the matter of Lucy Ewins [Applicant Landlord] and Christopher dudu Iwegbu [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 on the 26th November 2018, by the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at Ouvane, Dalys Lane, Rush, Co. Dublin, is invalid.
2. The Applicant Landlord's application in relation to rent arrears, in respect of the tenancy of the above dwelling, is not upheld.
3. The Notice of Termination served on the 9th October 2018, by the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the above dwelling, is valid.
4. The Respondent Tenant and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the issue of this Order.
5. The Respondent Tenant shall pay any rent outstanding from the 11th January 2019, at the rate of €700 per month, and/or €23.01 daily, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.
6. The Applicant Landlord shall refund the entire of the security deposit of €700 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 10 May 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director