

Residential Tenancies Board

Determination Order

Ref: DR1119-58697

In the matter of Deborah Murran and Mark Murran [Applicant Landlords] and Thomas Murran [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 31st October 2019 on the Respondent Tenant in respect of his tenancy of the dwelling at 104, Glasmore Park, Swords, Co. Dublin, is valid, and therefore the Respondent Tenant's tenancy terminated on the 29th November 2019.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €20,781.37 to the Applicant Landlords, being rent arrears in the sum of €16910.04 and utility bill (electricity bill) in the sum of €3871.33, owed by the Respondent Tenant to the Applicant Landlords within 7 days of the date of issue of this Order, in respect of the above tenancy.
4. The Respondent Tenant shall continue to pay any further rent from the 13th March 2020, being the day after the adjudication hearing, at the rate of €1800.00 per month or proportional part thereof at the rate of €59.17 per day, 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 the Respondent Tenant, and any other occupant, vacates the dwelling.

This Order was made by the Residential Tenancies Board on 18 June 2020.

Ciara Cronin

Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director