

Residential Tenancies Board

Determination Order

Ref: DR1119-58848

In the matter of Neil Holohan [Applicant Tenant] and Ian O'Dwyer [Respondent Landlord] 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 Respondent Landlord on 22nd August 2019 on the Applicant Tenant in respect of the tenancy of the dwelling at 28 Pintail, Redcourt Oaks, Seafield, Road East, Clontarf, Dublin 3 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession on or before of the 24th February 2020 or within 21 days of the date of this Order whichever is the later.
4. The Applicant Tenant shall also pay any further rent outstanding from 8th January 2020 being the date of the Adjudication hearing, at the rate of €1566 per month or proportional part thereof at the rate of €51.48 per day 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 Applicant Tenant vacate the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1400 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up 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 05 March 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director