

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1120-66368**

In the matter of Tempus Realty Holdings (Irl) Ltd [Applicant Landlord] and Saleh Moh S Esahi [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, dated 19th October 2020, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 76, The Ice Rink, Reuben Square, Cork Street, Dublin 8, is valid.
2. The Notice of Termination, dated 9th April 2021, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 76, The Ice Rink, Reuben Square, Cork Street, Dublin 8, is valid.
3. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate the dwelling on or before 1 July 2021 or within 14 days of the date of issue of this Determination Order, whichever is the later date. Upon vacating, the Respondent Tenant shall return the keys of the dwelling to the Applicant Landlord or its representative.
4. The Respondent Tenant shall pay the sum of €1,958.28 to the Applicant Landlord, within 14 days of the date of issue of this Determination Order. This sum of €1,958.28 being rent arrears up to 28 February 2021 in respect of the tenancy of the above dwelling.
5. From 1 March 2021 onwards, the Respondent Tenant shall also pay monthly rent to the Applicant Landlord at the rate of €1,419.57 per month or proportionate part thereof at the rate of €46.67 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him and all other current occupants.
6. The Applicant Landlord shall refund the entire of any security deposit 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 21 July 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

