

## Residential Tenancies Board

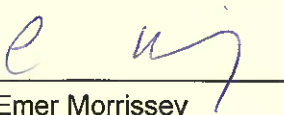
### Determination Order

**Ref: DR1120-66439**

In the matter of Clann Property Rentals Ltd. [Applicant Landlord] and Derek Fagan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 20th October 2020, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Flat 2, 6 Lisle Road, Crumlin Village, Dublin 12, is valid;
2. Pursuant to section 4 of the Residential Tenancies Act, 2020, the Respondent Tenant and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act, 2020. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 10 days of the expiration of the emergency period as defined in section 2 of the Residential Tenancies Act, 2020, or within 10 days of the date of issue of this Determination Order by the RTB, whichever date is the later.
3. The Respondent Tenant shall pay the sum of €2,267.58 to the Applicant Landlord, within 14 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 30th November 2020, at the rate of €600 per month or proportionate part thereof at the rate of €19.73 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein;
5. The Applicant Landlord shall refund the security deposit of €550 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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 14 April 2021.



Emer Morrissey  
Assistant Director

Duly authorised to sign on behalf of the Director