

Residential Tenancies Board

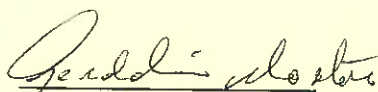
Determination Order

Ref: DR1122-81139

In the matter of Michael Ussher, Eimear Wright [Applicant Landlords] and Dimitri Shelia [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 4 November 2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 7 Haddon Road, Clontarf, Dublin 3, D03 N671, is invalid.
2. The Notice of Termination with a date of service of 28 July 2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 7 Haddon Road, Clontarf, Dublin 3, D03 N671, is valid.
3. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
4. The Respondent Tenant shall pay the sum of €1,625.12 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 9 May 2023, being the date of the Adjudication Hearing, at the rate of €780.00 per month, or proportionate part thereof at the rate of €25.64 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 above dwelling is vacated by the Respondent Tenant and any other persons residing therein
6. The Applicant Landlord shall refund the security deposit of €780.00 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 12 July 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director