

## **Residential Tenancies Board**

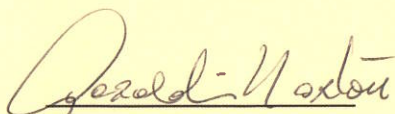
### **Determination Order**

**Ref: DR1123-90412**

In the matter of Niamh Forrester [Applicant Landlord] and Faizullah Nazer [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant has engaged in anti-social behaviour within the meaning of section 17(1)(a) and (b) of the 2004 Act.
2. The Notice of Termination with a date of service of the 22nd of June 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the disputed dwelling at Flat 2, 29 Richmond Road, Drumcondra, Dublin 3 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 7 days of the date of issue of the Determination Order.
4. The Respondent Tenant shall continue pay any further rent outstanding to the Applicant Landlord from the 11th of March 2024, being the date of the Adjudication Hearing, at the rate of €990.00 per month or proportionate part thereof at the rate of €32.55 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.

This Order was made by the Residential Tenancies Board on 05 June 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director