

Residential Tenancies Board

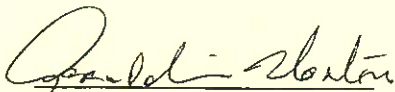
Determination Order

Ref: DR1220-66861

In the matter of Period Door Properties Ltd [Applicant Tenant] and Fergal Broder [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 on 18 December 2020 by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 1 Merton Walk, Mount Saint Annes, Milltown, Dublin 6, D06KP27 is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Applicant Tenant shall pay the sum of €10,901.05 to the Respondent Landlord, within 14 days of the date of issue of this Order, being rent arrears due and owing as of 15 March 2021, being the date of the hearing, in respect of the tenancy of the above dwelling.
4. The Applicant Tenant shall also pay any further rent outstanding from 15 March 2021, being the date of the hearing, at the rate of €3,500 per month or proportionate part thereof at the rate of €115.07 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 it vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €3,650 to the Applicant Tenant, upon the Applicant 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 01 September 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director