

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1220-66966**

In the matter of Michael Brown [Applicant Tenant] and Eamonn Daly [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 by the Respondent Landlord on 1st day of December 2020 on the Applicant Tenant in respect of the tenancy of the dwelling at 34 Dale Road, Stillorgan, Co. Dublin is valid.
2. The Applicant Tenant and all other persons residing in the dwelling shall vacate and give up possession of the above dwelling within a period of 28 days from the date of issue of this Order or within 22 days of the expiration of any Emergency Period, as defined in Section 2 of the Residential Tenancies Act 2020 or as extended by Order under Section 31A of the Health Act, 1947, whichever date is the later.
3. The Respondent Landlord shall refund the security deposit received (if any) to the Applicant Tenant, upon the Applicant Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenant's claim that the Respondent Landlord failed in his legal obligation under S 12 of the Residential Tenancies Act 2004 to maintain the property is not upheld.

This Order was made by the Residential Tenancies Board on 28 July 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director

