

## **Residential Tenancies Board**

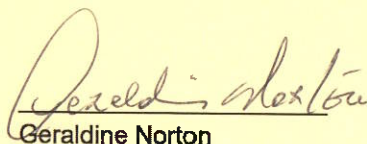
### **Determination Order**

**Ref: DR1223-91475**

In the matter of Eugene Flynn [Applicant Landlord] and Sebastian Jurand [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 15th day of May 2023, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 26 Kings Park, Muckross Road, Killarney, Co. Kerry, is valid.
2. The Respondent Tenant and any other 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 the Determination Order.
3. The Respondent Tenant shall pay the sum of €7,213.77 to the Applicant Landlord, within 7 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant Landlord from the 12th day of March 2024, being the date of the Adjudication Hearing, at the rate of €720.00 per month, or proportionate part thereof at the rate of €23.67 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.
5. For the avoidance of doubt, there is no deposit.
6. The Respondent Tenant shall pay the total sum of €2,000.00 to the Applicant Landlord within 7 days of the date of issue of the Determination Order, being damages for damage in excess of normal wear and tear caused to the dwelling and for breach of Tenant obligations pursuant to Section 16(f) of the Act, in respect of the replacement cost of the front door of the property, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 08 May 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director