

Residential Tenancies Board

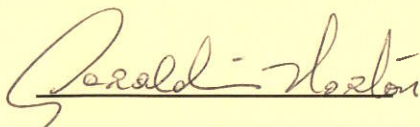
Determination Order

Ref: DR0722-78811

In the matter of Stephen Cardy [Applicant Landlord] and Jevgenis Nikitins [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 the 13th of June 2022, and a termination date of the 29th of July 2022, served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 23 Cill Eanna, Howth Road, Raheny, Dublin 5, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from the 13th of December 2022, being the date of the reconvened adjudication hearing, to the Applicant Landlord, at the rate of €1,990.00 per month or proportionate part thereof at the rate of €65.42 per day, unless lawfully varied, together with any other charges provided for under 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 all other persons residing therein.
4. The Applicant Landlord shall refund the security deposit of €1,500.00 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 2 August 2023.



Geraldine Norton
Higher Executive Officer
Duly authorised to sign on behalf of the Director