

## Residential Tenancies Board

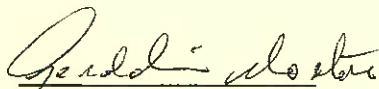
### Determination Order

Ref: DR1021-73441

In the matter of The Vestry Ltd. Partnership DAC [Applicant Landlord] and Sebastiao Mavitidi [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 19/07/2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 83 The Way, Hunters Run, Clonree, Dublin 15, 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 42 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the sum of €4,166.14 to the Applicant Landlord, within 42 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 also pay any further rent outstanding from 3/03/2023 being the date of the Adjudication Hearing, at the rate of €1,459.99 per month or proportionate part thereof at the rate of €47.99 per day, unless lawfully varied, and any other charges as 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 any other persons residing therein.
5. The notice of Rent Review dated the 9/01/2023 and served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at the above address is invalid.

This Order was made by the Residential Tenancies Board on 26<sup>th</sup> of April 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director