

Residential Tenancies Board


Determination Order

Ref: TR0120-004157/DR1019-57645

In the matter of Fred Quinn [Appellant Tenant] and Search 4 Alpha Ireland Limited [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 15th July 2019 on the Appellant Tenant in respect of the tenancy of the dwelling at 16 Fuel Yard, 13A Church Street, Finglas, Dublin 11, D11NH30 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €14,400.00 to the Respondent Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall also pay any further rent outstanding from 1st March 2020, being the date on which the next rent payment falls due subsequent to computation of the agreed arrears of €14,400.00, at the rate of €900.00 per month or proportional part thereof at the rate of €29.59 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 Appellant Tenant vacates and gives up possession of the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €650.00 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up 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 05 March 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director