

## **Residential Tenancies Board**

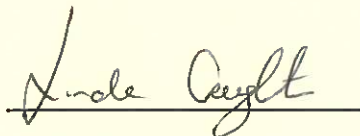
### **Determination Order**

**Ref: TR0122-005236/DR0821-72002**

In the matter of Patricia Kiernan (as Legal Personal representative of Francis Kiernan, hereinafter referred to as the Appellant Landlord) and Chinedu Onyechefuna (Respondent Tenant), 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 Appellant Landlord on 05 August 2021 on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 6, 33 Charleville Road, Phibsborough, Dublin 7 is valid.
2. The Respondent 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 Respondent Tenant shall pay any further rent outstanding from 14 April 2022 to the Appellant Landlord at the rate of €1,050.00 per month or proportionate part thereof at the rate of €34.52 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 he vacates the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €700.00 to the Respondent Tenant, upon the Respondent 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 25<sup>th</sup> May 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director