

Residential Tenancies Board

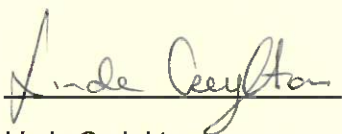
Determination Order

Ref: TR0222-005288/DR0821-71784

In the matter of Darragh Mc Donnell [Appellant Tenant] and Gerry Mitchell [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 the Appellant Tenant on 4 August, 2021 in respect of the tenancy of the dwelling at 23 Aranleigh Gardens, Rathfarnham, Dublin 14, is valid.
2. The Appellant Tenant shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Landlord shall return the entire of the deposit of €475 to the Appellant Tenant on the Appellant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Appellant Tenant shall pay the sum of €225 to the Respondent Landlord within 7 days of the date of issue of this Determination Order, being arrears for the broadband charges for the period 8 March 2021 to 8 May 2022 inclusive in respect of the tenancy of the above dwelling.
5. The Appellant Tenant shall pay the rent and broadband charge falling due from and including the 8th of June, 2022, to the Respondent Landlord, at the rate of €490 a month or proportionate part thereof at the rate of €16.11 per day, until such time as the above dwelling is vacated by him.

This Order was made by the Residential Tenancies Board on 08 June 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director