

Residential Tenancies Board

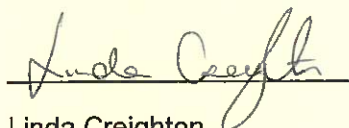
Determination Order

Ref: TR0222-005294/DR1021-73708

In the matter of David McDonnell [Appellant Tenant] and Robert Keating [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 25 September 2020 in respect of the tenancy of the dwelling at 30 Foxborough Way, Lucan, Co. Dublin is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the determination order by the Board.
3. The Appellant Tenant shall pay the sum of €3,842.40 to the Respondent Landlord, within 35 days of the date of issue of the determination order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall pay any further rent from 16 March 2022, being the date of the Tribunal hearing, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 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 Appellant Tenant and all other persons residing therein.
5. The Respondent Landlord shall refund the security deposit of €1,000.00 to the Appellant Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order is made by the Residential Tenancies Board on 6th April 2022.



Linda Creighton
Higher Executive Officer
Duly authorised to sign on behalf of the Director