

## **Residential Tenancies Board**

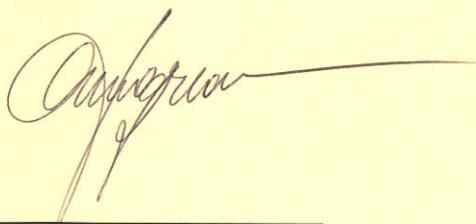
### **Determination Order**

**Ref: TR0223-005943/DR0922-79556**

In the matter of Shakeel Khalil [Appellant Tenant] and Maureen Flanagan [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 on the 13 January 2022 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 2 Ardee Court, Cork Street, Dublin 8, D08DP73 is valid.
2. The Appellant Tenant and all persons in occupation in the above dwelling with his consent shall vacate and give up possession of the above dwelling on or before the 30 September 2023 OR within 28 days of the date of issue of this Determination Order whichever is the later date.
3. The Appellant Tenant shall continue to pay rent at the rate of €1,125.00 per month or proportionate part thereof at the rate of €36.99 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 from the 10th day of May 2023, being the date of the Tribunal Hearing, until such time as he vacates and gives up possession of the above dwelling.
4. The Respondent Landlord shall refund the security deposit of €675.00 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 was made by the Residential Tenancies Board on 12 July 2023



---

Emilia Zagrean  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director