

## **Residential Tenancies Board**


### **Determination Order**

**Ref: TR0320-004284/DR0220-60425**

In the matter of Eoin Fitzpatrick [Appellant Landlord] and Saad Muhammad [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 Applicant Landlord on the Respondent Tenant on 28 January 2020 in respect of the tenancy of the dwelling at Apartment 3, Block A, The Malthouse, Marrowbone Lane, Dublin 8, D08NN25, is valid;
2. The Respondent Tenant and all other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Determination Order of the Board;
3. The Respondent Tenant shall pay the sum of €1,970 to the Applicant Landlord, within 21 days of the date of issue of this Determination Order of the Board, being rent arrears in the amount of €1,970, in respect of the tenancy of the above dwelling;
4. The Respondent Tenant shall also pay any further rent due from 27 August 2020 at the rate of €1,635 per month, or €53.75 per day ( $€1,635 \times 12 / 365$ ), for each month or part thereof, unless lawfully varied, along with any other charges as set out in the tenancy agreement, until such time as the dwelling is vacated in accordance with paragraph 2 above.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,200 to the Respondent Tenant, upon the Respondent Tenant and all other persons residing in the above dwelling vacating and giving up vacant possession of the above dwelling in accordance with paragraph 2 above, less any amounts properly withheld in accordance with the provisions of the Act.

This Order is made by the Residential Tenancies Board on 16 September 2020.



**Geraldine Norton**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**