

Residential Tenancies Board

Determination Order

Ref: TR0424-007440/DR0324-94168

In the matter of Cormac Figgis [Applicant Tenant] and Suzanne Moran [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Applicant Tenant is the holder of a tenancy for the purposes of the Residential Tenancies Act, 2004, in respect of the tenancy of a dwelling at Apartment 1, Towerville, St. John's Road, Dublin 4.
2. The Notice of Termination served by the Respondent Landlord on the Applicant Tenant on 21 March, 2024 is valid.
3. The Applicant Tenant and all other persons residing therein shall vacate and give up possession of the dwelling on or before 18 September, 2024.
4. The Applicant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from 02 July 2024 being the date of the Tribunal Hearing, at the rate of €400.00 per month, or proportionate part thereof at the rate of €13.15 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 the above dwelling is vacated by the Applicant Tenant and any other persons residing therein
5. The Respondent Landlord shall pay the sum of €500 to the Applicant Tenant within 14 days of the date of the issue of this Determination Order of the Board being damages for breach of landlord obligations in failing to allow the tenant to enjoy peaceful and exclusive occupation of the above dwelling.

This Order was made by the Residential Tenancies Board on 8 August 2024.



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