

Residential Tenancies Board

Determination Order

Ref: TR0518-002955/DR0318-42071

In the matter of Churchill Omorere [Appellant Tenant] and Olukayode Balogun [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 14 December 2017 in relation to the dwelling at 14 Mount Eustace park, Tyrellstown, Dublin 15, Co. Dublin is valid.
2. The Appellant Tenant shall vacate and give up possession of the dwelling within 60 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total sum of €1,522.60 to the Respondent Landlord within 60 days of the date of issue of this Order. This sum represents rent arrears for the period from 01 February 2018 to 12 June 2018 totalling €1,772.60 having deducted the sum of €250.00 for damages for breach of Section 12(1(a) of the Residential Tenancies Act, 2004 as amended.
4. The Appellant Tenant shall also pay any further rent outstanding rent from 12 July 2018 to the Respondent Landlord at a rate of €1,350.00 per month or proportionate part thereof at the rate of €44.38 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 he vacates the dwelling.
5. The Respondent Landlord shall refund the entire security deposit of €750.00 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act, 2004 as amended.

This Order was made by the Residential Tenancies Board on 24 August 2018.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director