

## **Residential Tenancies Board**

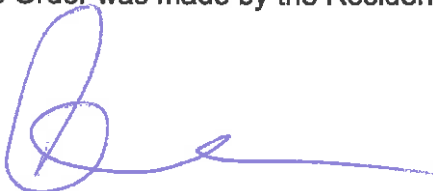
### **Determination Order**

**Ref: TR0518-002983/DR0118-39977**

In the matter of Yan Xia Jiang [Appellant Landlord(s)] and Rashid Mehmood, Mujeebur Awan [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination, served on 7th of December 2017 in respect of the tenancy of the dwelling at 66 Palmers Crescent, Palmerstown, Dublin 20, is invalid.
2. The Notice of Termination, served on 4th January 2018 in respect of the tenancy of the dwelling at 66 Palmers Crescent, Palmerstown, Dublin 20, is valid.
3. The Respondent Tenant and all persons residing at the above dwelling shall vacate and give up possession of the above dwelling, within 14 days of the date of issue of the Determination Order.
4. The Respondent Tenant shall pay any further rent due from the 11th September 2018 to the Applicant Landlord at the rate of €1,400 per month or proportionate part thereof at the rate of €46.03 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 dwelling is vacated.
5. The Respondent Tenant shall also pay the sum of €495.10 to the Appellant Landlord, within 28 days of the date of issue of the Determination Order being damages for breach of obligation pursuant to section 16(f) of the Act.
6. The Applicant Landlord shall refund the entire of the security deposit of €1,400 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any of the unpaid awards above and/or any other amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on the 12 October 2018.



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