

## Residential Tenancies Board


### Determination Order

**Ref: TR0523-006243/DR1022-80790**

In the matter of Gary Russell [Appellant Tenant] and Peter Sheils [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 16 June 2022 served by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at Apartment 48, Tallow Hall, Belgard Square, Tallaght, Dublin 24 is valid.
2. The Appellant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from 15 August 2023, being the date of the Adjudication Hearing, at the rate of €1,900 per month, or proportionate part thereof at the rate of €62.47 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month/week or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit of €1,900 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 25 October 2023.



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