

Residential Tenancies Board

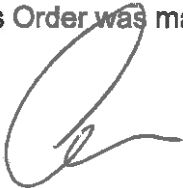
Determination Order

Ref: TR0619-003792/DR0519-54412

In the matter of John Kelly [Appellant Landlord] and Michal Gajdos [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 on 18/04/2019 by the Applicant Landlord in respect of the dwelling at 109 Adamstown Avenue, Lucan, County Dublin K78V5D5 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of the issue of this Order.
3. The Respondent Tenant shall pay the total sum of €1,463.84 to the Applicant Landlord, being rent arrears of €1,463.84, within 28 days of the date of issue of this Order.
4. The Respondent Tenant shall continue to pay rent from 30/07/2019, being the date of the hearing, at a rate of €1,100 per month or proportional part thereof at the rate of €36.16 per day, unless lawfully varied together with any other charges provided under the terms of the tenancy agreement, for each month or part thereof until such time as the Respondent Tenant vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,100 to the Respondent Tenant on gaining vacant possession of the above dwelling less any amounts properly withheld in accordance with the provision of the Act.

This Order was made by the Residential Tenancies Board on 05 September 2019.



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