

Residential Tenancies Board


Determination Order

Ref: TR0623-006346/DR1022-80565

In the matter of Patrick Melvin [Appellant Landlord] and Andre De Castro Nunes [Respondent Tenant] 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 21 July 2022, served by the Appellant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 24 Ocean Drive, Coast Road, Oranmore, Co. Galway, H91E5X6, is valid.
2. The Respondent Tenant and all other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the sum of €6,547.80, being rent arrears in respect of the tenancy of the above dwelling, up to the date of the Tribunal hearing, this sum to be paid within 28 days of the date of issue of this Determination Order.
4. The Respondent Tenant shall continue to pay rent from 16 September 2023, being the day after the Tribunal hearing, to the Appellant Landlord at the rate of €1,050 per month, 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 Respondent Tenant and any other persons residing therein.
5. The Appellant Landlord does not hold a deposit paid by the Respondent Tenant in respect of the tenancy of the above dwelling.
6. The Respondent Tenant's application, in respect of anti-social behaviour and breach of landlord obligations, is not upheld.
7. There are no exceptional circumstances on which to award legal costs in this case.

This Order was made by the Residential Tenancies Board on 6 December 2023.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director