

## **Residential Tenancies Board**

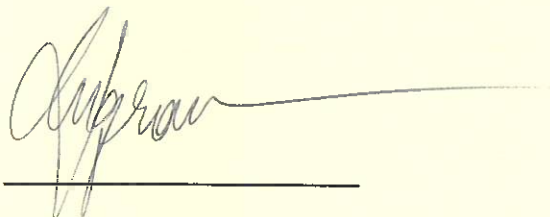
### **Determination Order**

**Ref: TR0722-005591/DR0322-76047**

In the matter of Eoin Tyrrell [Appellant Tenant] and Adrian Quill [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 22nd April 2022 on the Appellant Tenant in respect of the tenancy of the dwelling at 72 Derravaragh Road, Terenure, Dublin 6W is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall also pay any further rent outstanding from the 19th August 2022, being the date of the Tribunal hearing, at the rate of €650.00 per month or proportional part thereof at the rate of €21.36 per day, unless lawfully varied, and any other charges for each month or part thereof, until such time as the Appellant Tenant vacates and gives up possession of the above dwelling.
4. The Appellant Tenant's claim, regarding the Respondent Landlord's breach of its obligations under Section 12(1)(b) of the Residential Tenancies Act, 2004, in failing to carry out necessary repairs in respect of the tenancy at 72 Derravaragh Road, Terenure, Dublin 6W, is not upheld.

This Order was made by the Residential Tenancies Board on 26 October 2022.



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