

Residential Tenancies Board

Determination Order

Ref: TR0819-003939/DR0619-55057

In the matter of Declan Cleary [Appellant Landlord] and Raymond Halpin [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The rent for the dwelling in September 2013 was €390 per month and increased to €450 per month from 1 June 2015.
2. The Notice of Termination served on 17 May 2019 on behalf of the Appellant Landlord on the Respondent Tenant in respect of the tenancy in the dwelling at 44 Charlemont Estate, Griffith Avenue, Marino, Dublin 9, is valid.
3. The Respondent Tenant, and all persons, residing in the dwelling at 44 Charlemont Estate, Griffith Avenue, Marino, Dublin 9, shall vacate and give-up possession of the dwelling on 1 March 2020 or within a period of 28 days of the date of this Order, whichever is the later.
4. The Respondent Tenant shall continue to pay rent at the rate of €450 per month or proportional part thereof at the rate of €14.79 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such a time as the Respondent Tenant and all other persons vacate the dwelling at 44 Charlemont Estate, Griffith Avenue, Marino, Dublin 9.
5. The Appellant Landlord shall refund the entire of the security deposit to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 28 November 2019.



Geraldine Norton
Higher Executive Officer
Duly authorised to sign on behalf of the Director