

Residential Tenancies Board

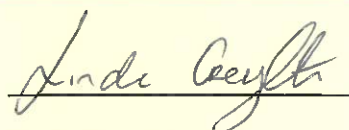
Determination Order

Ref: TR0821-005058/DR0621-70553

In the matter of Joseph Jackman [Applicant Landlord] and Paul Byrne [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €5000.00 to the Applicant Landlord within 21 days of the date of issue of this Determination Order. This sum represents rent arrears of €4500.00 plus damages of €500.00 for breach of the Tenant's obligations under Section 16(a)(i) of the Act in respect of the tenancy of the dwelling at 94 Ballintyre Square, Ballinteer Avenue, Dublin 16, D16X141.
2. The notice of termination dated 01 June 2021 and served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 94 Ballintyre Square, Ballinteer Avenue, Dublin 16, D16X141, is valid.
3. The Respondent Tenant and all persons residing at the above dwelling shall vacate and give up vacant possession of the dwelling to the Applicant Landlord no later than 21 days from the date of issue of this Determination Order but not earlier than 07 January 2022.
4. For the avoidance of doubt, the Respondent Tenant shall continue to pay rent at the rate of €1800 per month or proportionate part thereof at the rate of €59.18 per day until vacant possession is recovered by the Applicant Landlord.
5. The Applicant Landlord shall return, to the Respondent Tenant, the security deposit held by him of €1295.00 on regaining vacant possession of the aforesaid dwelling less any sums that are properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 02 March 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director