

## **Residential Tenancies Board**

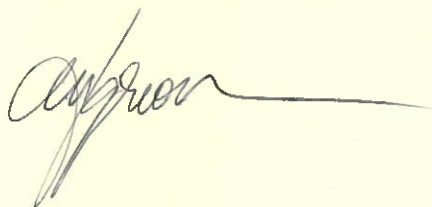
### **Determination Order**

**Ref: TR0822-005664/DR0422-76601**

In the matter of Derek Condon [Appellant Tenant] and Fold Housing Association Ireland CLG [Respondent Landlord], with regard to the dwelling at 24 New Dolphin Park, Rialto, Dublin 8, 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 the 8th March 2022 served by the Respondent Landlord on the Applicant Tenant is valid.
2. The Appellant Tenant and any 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 Landlord shall refund any security deposit to the Appellant Tenant, upon the Appellant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Appellant Tenant shall continue to pay any further rent outstanding to the Respondent Landlord from the 15th of December 2022, being the date of the Tribunal Hearing, at the rate of €28.65 per week, or proportionate part thereof at the rate of €4.09 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each week/day or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 15 February 2023.



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