

## **Residential Tenancies Board**

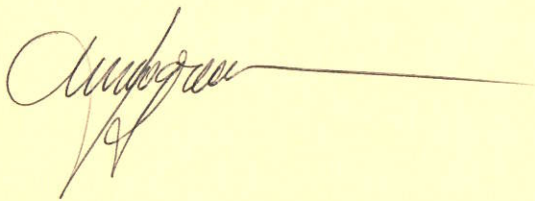
### **Determination Order**

**Ref: TR0823-006569/DR0523-85577**

In the matter of Novabell Limited [Applicant Landlord] and Ionut Apostu [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, as amended, determines that:

1. The Notice of Termination dated the 23rd of April 2021 and served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 145 Brandon, Lower Churchtown Road, Churchtown, Dublin 14 is valid and the Respondent Tenant and all persons residing in the dwelling shall vacate and give up vacant possession of the dwelling within 28 days of the date of issue of this Determination Order.
2. The Respondent Tenant shall pay the sum of €3,900 to the Applicant Landlord within 28 days of the date of issue of this Determination Order being rent arrears due and owing in respect of the tenancy of the above dwelling.
3. The Applicant Landlord's claim for breach of tenant obligations and damage in excess of normal wear and tear is not upheld.

This Order was made by the Residential Tenancies Board on 24 January 2024.



---

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