

Residential Tenancies Board

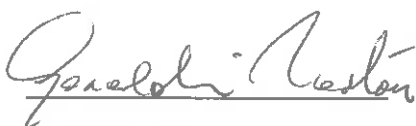
Determination Order

Ref: TR0919-003984/DR0519-54045

In the matter of Jurig Puckov [Appellant Tenant] and Val Issuer Dac [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 24th August 2019 and served by the Respondent Landlord on the 27th of August 2018 on the Appellant Tenant in respect of the tenancy of the dwelling Apartment 1, 15 Grove Park, Rathmines, Dublin 6 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 100 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay any further rent from 4 November 2019, being the date of the Tribunal Hearing, at the rate of €450 per month, unless lawfully varied, 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, until such time as he vacates and gives up possession of the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €300.00 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Respondent Landlord shall pay the sum of €2800.00 to the Appellant Tenant within 28 days of the date of issue of this Determination Order, being damages for breach of landlord obligations in relation to the standard and maintenance of the dwelling, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 27 January 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director