

Residential Tenancies Board

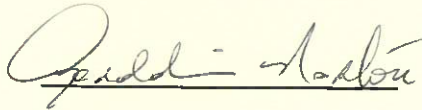
Determination Order

Ref: TR0920-004429/DR0220-60693

In the matter of Gerard Regan [Appellant Tenant] and Raymond Murray [Respondent Landlord], 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 5 February 2020, served by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at Apartment 4, 5 Parkview, Wellington Road, Cork, T23HF98, 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 on or before 23 May 2021, being the revised termination date, or such further termination date as may be revised in accordance with the Residential Tenancies Act 2020, or within 14 days of the date of issue of this Determination Order by the RTB, whichever date is the later.
3. The Appellant Tenant shall pay any further rent outstanding from 26 January 2021, being the date of the Tribunal hearing, at the rate of €90.00 per week or proportionate part thereof at the rate of €12.86 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy for each week or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit of €42, being the euro equivalent of the deposit paid, 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 Residential Tenancies Act 2004.
5. The Respondent Landlord shall pay to the Appellant Tenant the sum of €2,340, within 28 days of the date of issue of this Determination Order, being damages for breaches of landlord obligations under the Residential Tenancies Act in failing to maintain the standards and maintenance of the dwelling, in respect of the tenancy of the above dwelling.

This Order was made by the Residential Tenancies Board on 21 April 2021.

A handwritten signature in dark ink, appearing to read 'Geraldine Norton', written over a horizontal line.

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director