

## Residential Tenancies Board

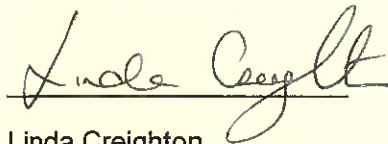
### Determination Order

**Ref: TR0921-005090/DR0221-67836**

In the matter of Charles Chibuotu [Appellant Tenant] and Catherine Cronin [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 12th February 2021 by the Respondent Landlord on the Appellant Tenant, in respect of the tenancy of the dwelling at 175C Aras Na Cluaine, Nangor Road, Clondalkin, Dublin 22, is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 21 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €27,800.00 to the Respondent Landlord within 90 days of the date of issue of this Determination Order. This sum represents rent arrears of €22,800 plus damages of €5,000.00 for breach of tenant obligations in failing to pay rent and in overholding in respect of the tenancy of the above dwelling.
4. The Appellant Tenant shall continue to pay rent at the monthly rate of €950.00, or proportionate part thereof at the daily rate of €31.23, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, from the date of the Tribunal hearing, for each month or part thereof, until such time as he vacates the above dwelling.
5. The Respondent Landlord shall, upon the Appellant Tenant vacating and giving up vacant possession of the above dwelling, repay the deposit of €700 paid by the Appellant Tenant, less any sums lawfully withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 9<sup>th</sup> March 2022.



Linda Creighton

Higher Executive Officer

Duly authorised to sign on behalf of the Director