

Residential Tenancies Board


Determination Order

Ref: TR1019-004046/DR0519-54159

In the matter of Rathdrinagh Land Limited [Appellant Landlord] and Kenneth Donfield [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 4 May 2018 on the Respondent Tenant in respect of the tenancy of the dwelling at D2/D3, 14 Lower Pembroke Street, Dublin 2 is valid.
2. The Respondent Tenant and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling with 35 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid -19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Respondent Tenant shall also pay any further rent at the rate of €650 per month, or proportional part thereof at the rate of €21.37 per day ($€650 \times 12/365 = €21.37$), unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates the above dwelling.
4. In the event that the Appellant Landlord received a security deposit from the Respondent Tenant, the Appellant Landlord shall refund the entire of the security deposit to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 25 June 2020.



Geraldine Norton
Higher Executive Officer
Duly authorised to sign on behalf of the Director