

Residential Tenancies Board

Determination Order

Ref: TR1117-002694/DR0817-36842

In the matter of Syun How Phang [Appellant Tenant] and PJ Armstrong [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

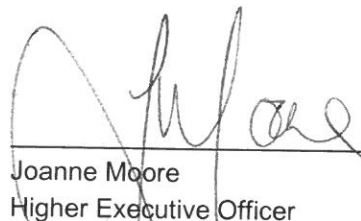
1. That the Notice of Termination served by the Respondent Landlord on 3rd August 2017 on the Appellant Tenant in respect of the tenancy of the dwelling at Flat 2, 61, Bolton Street, Dublin 1 is valid.
2. The Appellant Tenant and all such persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of the Order.
3. The Appellant Tenant shall pay any further rent outstanding to the Respondent Landlord at the rate of €300 per month or proportionate part thereof at the daily rate of €9.86, unless lawfully varied, and any other such charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Appellant Tenant and all such persons residing therein.
4. The Respondent Landlord shall refund the entire of the security deposit of €300 to the Appellant Tenant upon the Appellant tenant giving up 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 26 January 2018.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board