

Residential Tenancies Board


Determination Order

Ref: TR1119-004097/DR0719-55840

In the matter of Philip Glennon [Appellant Landlord] and Tariq Sheikh [Respondent Tenant], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 28 May 2019 served by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 4, 67 Eccles Street, Dublin 7 is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 120 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall also pay any further rent outstanding from 16 January, 2020, being the date of the hearing, to the Appellant Landlord at the rate of €750.00 per month or proportionate part thereof at the rate of €24.66 per day 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 he vacates the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €698.00 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.
5. The Appellant Landlord shall pay the total sum of €350.00 to the Respondent Tenant within 10 days of the date of issue of this Determination Order, being damages for failing to allow the Respondent Tenant peaceful possession in breach of his Landlord's obligations under Section 12(1)(a) of the Act, in respect of the tenancy of the above dwelling.

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



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director