

Residential Tenancies Board

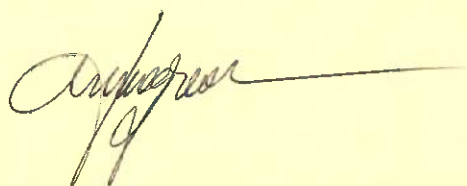
Determination Order

Ref: TR1123-006951/DR0823-88363

In the matter of John Brudair [Applicant Landlord] and Stanley Ogbeide [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant's claims of breach of obligations by the Applicant Landlord are not upheld.
2. The Notice of Termination served by the Applicant Landlord on the Respondent Tenants on 15 August 2023 in respect of the tenancy of the dwelling at Áras Mumhan, Old Dublin Road, Limerick, V94P585 is valid.
3. The Respondent Tenant and all persons residing in the section of the dwelling occupied by the Respondent Tenant at Áras Mumhan, Old Dublin Road, Limerick, V94P585 shall vacate and give up possession of the dwelling within 7 days of the date of issuance of this Order.
4. The Respondent Tenant shall also pay any further rent outstanding from 18 December 2023 to the Applicant Landlord at the rate of €130.00 per week unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entirety of the security deposit of €520 on the Respondent Tenant vacating 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 31 January 2024.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director