

## Residential Tenancies Board

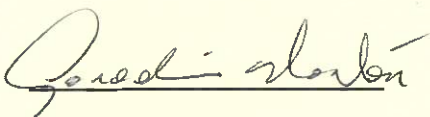
### Determination Order

**Ref: TR1220-004571/DR0320-61327**

In the matter of Saleh Chokder [Appellant Tenant] and Colm Travers and Justin Travers [Respondent Landlords], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 24th February 2020, served by the Respondent Landlords on the Appellant Tenant in respect of the tenancy of the dwelling at 97 The Tramyard, Inchicore, Dublin 8, is valid.
2. The Appellant Tenant and any other person residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall continue to pay rent from 19th April 2021, to the Respondent Landlords, at the rate of €1,200.00 per month or proportionate part thereof at the rate of €39.45 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 the above dwelling is vacated by the Appellant Tenant and any other persons residing therein.
4. The Respondent Landlords shall pay the total sum of €600.00 to the Appellant Tenant within 14 days of the date of issue of this Determination Order, being a refund of monies overpaid of €300.00 plus a sum of €300.00 being damages, for breach of landlord obligations pursuant to section 12 (1)(b), being failure to maintain the premises.
5. The Respondent Landlords shall refund the entire of the security deposit of €1,200.00 to the Appellant Tenant, upon the Appellant Tenant vacating and 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 02 June 2021.



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