

Residential Tenancies Board

Determination Order

Ref: TR1220-004592/DR0320-61495

In the matter of John Moore [Appellant Tenant] and Stephen Tennant, Receiver Over Certain Assets of Mark Cassin and Frank Cassin, [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 12th of August 2019 by the Respondent Receiver on the Appellant Tenant, in respect of the tenancy of the dwelling at 47 Pembroke Lane, Ballsbridge, Dublin 4, is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the total sum of €46,615.47 to the Respondent Receiver within 56 days of the date of issue of this Determination Order. This sum represents rent arrears of €43,200 plus damages of €5,000.00 for breach of tenant obligations in failing to pay rent and in overholding in respect of the tenancy of the dwelling at 47 Pembroke Lane, Ballsbridge, Dublin 4, less damages of €1,000.00 for breach of landlord obligations in respect of peaceful occupation of the dwelling and less €584.53 being a maintenance cost paid by the Appellant Tenant in respect of the said tenancy.
4. The Appellant Tenant shall continue to pay rent at the monthly rate of €1,800.00, or proportionate part thereof at the daily rate of €59.18, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, from the date of the Tribunal hearing, for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 06 October 2021.



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