

Residential Tenancies Board

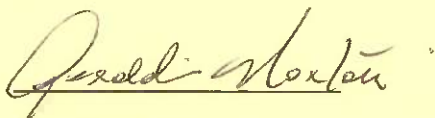
Determination Order

Case Reference: DR0008373

In the matter of Nick Quirke (Applicant Landlord) and Sean Robinson (Respondent Tenant) the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004 as amended, determines that:

1. The Notice of Termination dated 18th December 2025 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 28 Rialto Street, Dublin, D08DX5P is valid.
2. The Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within seven days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the total sum of €7,500.00 to the Applicant Landlord, within seven days of the date of issue of the Determination Order, being rent arrears of €7,500.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 27th April 2026, being the date of the Adjudication hearing, at the rate of €2,050.00 per month or proportional part thereof at the rate of €67.40 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 Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,900.00 to the Respondent Tenant, upon the Respondent 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 the 9th of September 2026.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director