

Residential Tenancies Board


Determination Order

Ref: DR0416-25563

In the matter of Brian McNamara, Maeve McNamara [Applicant Tenants] and Leon McCarthy [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 15th of March 2016 by the Respondent Landlord on the Applicant Tenants in respect of the tenancy of the dwelling at 1 Northbrook Lane, Ranelagh, Dublin 6, D06 TW54, is valid.
2. The Respondent Tenants and all those residing at the aforesaid dwelling shall give up possession within 14 days of the date of the Determination Order or by the 30th of September 2016 whichever is the later.
3. The Respondent Tenant shall continue to pay the rent of €1,650.00 per month or proportional part thereof at the rate of €54.25 per day 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 Respondent Landlord shall refund the entirety of the deposit of €1,700.00 to the Applicant Tenants upon them vacating the property less such sums properly withheld in accordance with the provisions of the Residential Tenancies Acts.

This Order was made by the Residential Tenancies Board on 16 August 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Claire Duggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board