

Residential Tenancies Board

Determination Order

Ref: DR0516-26596

In the matter of Emerley 59 Limited [Applicant Landlord] and Fabrizio Salvatore, Caterina Ambrogio [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 22nd day of March 2016 on the Respondent Tenants in respect of the tenancy of the dwelling at 28 Belmayne Avenue, Balgriffin, Dublin 13 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of the Order.
3. The Applicant Landlord shall refund the entire of the security deposit of €1,400.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Landlord's application, regarding rent arrears and the Respondent Tenants' breach of their obligations under the Act, in respect of the tenancy of the dwelling at the above address, is not upheld.

This Order was made by the Residential Tenancies Board on 05 August 2016.



Tim Ryan
Board Member
Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Board