

## Residential Tenancies Board

### Determination Order

**Ref: DR1116-30101**

In the matter of Eamon McGrath [Applicant Landlord] and Marie McGinn, Darren McGinn [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 on 15/8/16 on the Respondent Tenant in respect of the tenancy of the dwelling at 4 Sitric Place, Stoneybatter, Dublin 7, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €514 to the Applicant, within 7 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 25/11/16 to the Applicant at the rate of €277 per week or proportionate part thereof at the rate of €39.57 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 they vacate the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €950 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant 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 06 January 2017.



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