

Residential Tenancies Board

Determination Order

Ref: DR0118-40689

In the matter of Jean-Francois Grouffal [Applicant Landlord] and Scott Gray, Marguerite Gray, Aoife Gray [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 26 September 2017 on the Respondent Tenants in respect of the tenancy of the dwelling at 36 Killegland House, Ashbourne, Co. Meath 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 28 days of the date of issue of this Order.
3. The Respondent Tenants shall also pay any further rent outstanding from 09 March 2017, being the date of the Adjudication hearing, at the rate of €900.00 per month or proportional part thereof at the rate of €29.59 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 the Respondent Tenants vacate the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €800.00 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.

This Order was made by the Residential Tenancies Board on 20 April 2018.



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