

Residential Tenancies Board

Determination Order

Ref: DR0218-41321

In the matter of Patrick Dunphy [Applicant Landlord] and Ann Marie Hand, Steven Power [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 on 10 January 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 24 Warrenstown Close, Blanchardstown, Dublin 15, is valid.
2. The Respondent Tenants, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 35 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1,604.00 to the Applicant Landlord, within 35 days of the date of issue of this Order, being rent arrears of €2,104.00, less €500.00 in respect of replacement of furniture costs incurred by the Respondent Tenants, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 09 March 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,150.00 per month or proportional part thereof at the rate of €37.81 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €950.00 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 27 April 2018.



James Doorley
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