

Residential Tenancies Board

Determination Order

Ref: DR1117-38474

In the matter of Joan Cosgrove, Peter Cosgrove [Applicant Landlords] and Mouhammadali Mouhammad, Fatruz Sami [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 Landlords on 01 May 2017 on the Respondent Tenants in respect of the tenancy of the dwelling at 59 Coolatree Park, Beaumont, Dublin 9 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 15 January 2018 or within 7 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenants shall also pay any further rent outstanding from 05 December 2017 onwards to the Applicant Landlord at the rate of €250.00 per week or proportionate part thereof at the rate of €35.71 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.
4. 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 08 March 2018.



Justin O'Brien
Board Member
Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Board