

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1217-39376**

In the matter of Claire Gilchrist, Julie Val [Applicant Tenants] and Marian Markey, Ronan Markey [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 30 November 2017, by the Respondent Landlords on the Applicant Tenants, in respect of the tenancy of the dwelling at 40 Crosbie House, Northbrook Avenue, Ranelagh, Dublin 6 is valid.
2. The Applicant Tenants and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling on the 12 April 2018 being the termination date specified in the above Notice of Termination or within 7 days of the date of issue of this Determination Order whichever is the later.
3. The Applicant Tenants shall pay any further rent outstanding to the Respondent Landlords from the 29 January 2018, being the date of the Adjudication hearing, at the rate of €1,450.00 per month or proportionate part thereof at the rate of €47.67 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 the above dwelling is vacated by the Applicant Tenants and all persons residing therein.
4. The Respondent Landlords shall refund the entire of the security deposit of €1,400.00 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up 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 29 March 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