

Residential Tenancies Board

Determination Order

Ref: DR0118-40263, DR0118-40282

In the matter of Patricia Farrell, Mark Evans [Applicant/Respondent Tenants] and Paul Rellis [Respondent/Applicant Landlord] 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 Respondent/Applicant Landlord on 15 January 2018 on the Applicant/Respondent Tenants in respect of the tenancy of the dwelling at Apartment 18, Eaglewood, Rochestown Avenue, Dun Laoghaire, Co Dublin, A96 PF22, is valid.
2. The Applicant/Respondent Tenants 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 Applicant/Respondent Tenants shall pay the total sum of €5,495.30 to the Respondent Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenants shall also pay any further rent outstanding from 21 February 2018, being the date of the Adjudication hearing, at the rate of €1,463.00 per month or proportional part thereof at the rate of €48.10 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 Applicant/Respondent Tenants vacate the above dwelling.
5. The Respondent/Applicant Landlord shall refund the entire of the security deposit of €1,400.00 to the Applicant/Respondent Tenants, upon the Applicant 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 13 June 2018.



Mary O'Donovan
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