

## Residential Tenancies Board

### Determination Order

**Ref: DR0218-41690**

In the matter of Helen Cunningham, Paul Cunningham, Deirdre Ledwith, Adrienne O'Connor [Applicant Landlords] and Anthony Matthews, Gemma Keogh [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 21 February 2018, and served by the Applicant Landlords upon the Respondent Tenants in respect of the tenancy of the dwelling at 12 Bancroft Close, Tallaght, Dublin 24 is valid.
2. The 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 Respondent Tenants shall pay the total sum of €888.51 to the Applicant Landlords, within 35 days of the date of issue of this Order, this sum being arrears of rent in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 04 April 2018, being the date of the adjudication hearing, at the rate of €1,050.00 per month or proportional part thereof at the rate of €34.52 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.
5. The Applicant Landlords 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 22 June 2018.



Mary O'Donovan

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