

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0318-42262, DR0218-41686**

In the matter of Damien Bradley, Lynn Bradley [Applicant/Respondent Tenants] and Eric Judge [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on 13 March 2018 and 14 March 2018 by the Respondent/Applicant Landlords on the Applicant/Respondent Tenants in respect of the tenancy of the dwelling at 80 Lough Conn Road, Ballyfermot, Dublin 10, are 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 rent from 29 March 2018, being the date of the Adjudication hearing, at the rate of €1,450.00 per month or proportional 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 Applicant/Respondent Tenants vacate the above dwelling.
4. The Respondent/Applicant Landlords shall refund the entire of the security deposit of €1,450.00 to the Applicant/Respondent Tenants, upon the Applicant/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 13 June 2018.



Professor Paddy Gray  
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