

Residential Tenancies Board

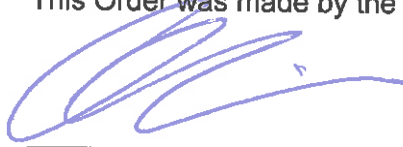
Determination Order

Ref: DR0518-43655

In the matter of David Smyth [Applicant Landlord] and Filipe Fernandes, Cheile Isabel Neves Pereira Fernandes, Maria De Lurdes Faria Fernanes Castelo [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 6th April 2018, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 11 Rock Court, Slane, County Meath is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,991.80 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears of €3,491.80 in addition to damages of €500 for failing to pay rent as it falls due, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 28th May 2018, being the date of the adjudication hearing, to the Applicant Landlord at the rate of €900 per month or proportionate part thereof at the rate of €29.59 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €900 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 02 August 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director