

## **Residential Tenancies Board**

### **Determination Order**

**Ref: 0719-55999 / 0719-55910**

In the matter of Ruth Gilbert [Applicant/Respondent Landlord] and Dhevesh Parumasur, Trisha Singh [Respondent/Applicant Tenants] 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 Applicant/Respondent Landlord on the Respondent/Applicant Tenants on the 25th of June 2019 (with an incorrect date of service of the 26th of June 2019) in respect of the tenancy of the dwelling at 125 Burnell Court, Northern Cross, Malahide Road, Dublin 17, D17 YX31, is valid.
2. The Respondent/Applicant Tenants, and any other person/s residing at the aforesaid dwelling, shall vacate and give up vacant possession of the dwelling, to the Applicant/Respondent Landlord or his agents, within 14 days of the date of issue of this Order.
3. The Respondent/Applicant Tenants shall pay the total sum of €4,674.92 to the Applicant/Respondent Landlord within 14 days of the date of issue of this Order. This sum of €4,674.92 being rent arrears in respect of their tenancy at the aforesaid dwelling.
4. The Respondent/Applicant Tenants shall also pay any further rent outstanding from 13th September 2019, being the date of the hearing, to the Applicant/Respondent Landlord, at the rate of of €1,364 per month or proportional part thereof at the rate of €44.84 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate and give up possession of the above dwelling.
5. The Respondent/Applicant Tenants' claim regarding alleged breach by the Applicant/Respondent Landlord of her obligation to repair and maintain the aforesaid tenancy is not upheld.

This Order was made by the Residential Tenancies Board on 24 October 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director