

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0119-51514**

In the matter of Eleanor Kelly [Applicant Landlord] and Zenab Alshatr, Khalil Alameen [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 10th January 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 57 Clonuske Park, Balbriggan, Co. Dublin is invalid;
2. The Notice of Rent Review served on the 22nd January 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the above dwelling is valid;
3. The Respondent Tenants shall pay the rent for the dwelling at the increased rate of €988 per month, in accordance with the notice of rent review of 22nd January 2019, commencing on 1st May 2019, 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 Respondent Tenants vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 18 April 2019.

  
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Emer Morrissey  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director