

Residential Tenancies Board

Determination Order

Ref: DR0120-59979

In the matter of Kennedy Wilson Real Estate ICAV [Applicant Landlord] and Brendan Conlon and Geraldine Cunniffe [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 2nd December 2019, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 25, Alto Vetro, Grand Canal Dock, Dublin 2, is valid.
2. The Respondent Tenants and all other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid -19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Respondent Tenants shall pay the total sum of €752.77 to the Applicant Landlords, within 14 days of the date of issue of this Order. This sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent and charges outstanding from 28th February 2020, being the date of the Adjudication hearing, at the rate of €5,591.25 per month or proportionate part thereof until such time they vacate and give up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €5,325 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 20 August 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director