

## Residential Tenancies Board

### Determination Order

Ref: DR0121-67592

In the matter of Sean Webb (Acting in Capacity as receiver over the certain assets of John Kane and Denise Kane) [Applicant Landlords] and Ronan Kane, Joanne Kane [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 date of service of 6th January 2020, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 22 Castledawson, Sion Hill, Blackrock, Co. Dublin, K94A662 is invalid.
2. The Notice of Termination with a date of service of 16th October 2020, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 2 Castledawson, Sion Hill, Blackrock, Co. Dublin, K94A662, is valid.
3. The Respondent Tenants and any other 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 Determination Order.
4. The Respondent Tenants shall pay the sum of €2,512.17 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenant shall also pay any further rent outstanding from 14th April 2021, being the date of the Adjudication Hearing, at the rate of €600.00 per month or proportionate part thereof at the rate of €19.73 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 06 April 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director