

Residential Tenancies Board

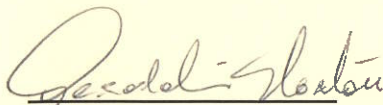
Determination Order

Ref: DR0123-82453

In the matter of Ann-Marie Horan [Applicant Landlord] and Taylor Byrne, Dylan Byrne [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 the date of service of the 15th of December 2022, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 9 Willow Grove, Grangewood, Rosslare, Wexford, Y35 K727, is valid.
2. 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.
3. The Respondent Tenants shall pay the total sum of €1,355.96 to the Applicant Landlord within 60 days of the date of issue of this Determination Order.
4. The Respondent Tenants shall continue to pay any further rent outstanding to the Applicant Landlord from the 6th day of April 2022, being the date of the Adjudication Hearing, at the rate of €800.00 per month, or proportionate part thereof at the rate of €26.37 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 the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €800.00 to the Respondent Tenants, on gaining 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 31 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director