

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0219-52432**

In the matter of Stephen Delany [Applicant Landlord] and Jackie Howard, Peter Walsh [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 22nd January 2019, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at 3 Castlewood, Dublin Road, Drogheda, Co. Louth, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1,457.52 to the Applicant Landlord, within 42 days of the date of issue of this Order, this sum being rent arrears from 6th December 2018 to 21st March 2019, both dates inclusive, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 21st March 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,406 per month or proportionate part thereof at the rate of €46.22 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 Applicant Landlord shall refund the entire of the security deposit of €1,350 to the Respondent Tenants, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act.

This Order was made by the Residential Tenancies Board on 23 May 2019.

  
Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director