

Residential Tenancies Board

Determination Order

Ref: DR0220-60514

In the matter of Adebayo Ayorinde and Amina Ally [Applicant Landlords] and Queen Patrick [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 19 July 2019 on behalf of the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 173 The Boulevard, Mount Eustace, Tyrrelstown, Dublin 15 is valid.
2. The Notice of Termination served on 18 November 2019 on behalf of the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 173 The Boulevard, Mount Eustace, Tyrrelstown, Dublin 15 is valid. The Tenancy of the Dwelling terminated on 19 December 2019.
3. The Respondent Tenant and all persons residing in the above dwelling shall give up possession and vacate the Dwelling and return the keys of the Dwelling to the Applicant Landlords or their agent on or before 1 September 2020 or within 14 days of the issue of this Determination Order, which ever is the later date.
4. The Respondent Tenant shall pay to the Applicant Landlords the sum of €5,077.60 within 28 days of the issue of this Determination Order. This sum represents rent arrears up to and including 30 October 2019.
5. From 1 November 2019 onwards the Respondent Tenant shall also pay the equivalent of the monthly rent to the Applicant Landlords at the rate of €1,600.00 per month or proportionate part thereof at the rate of €52.60 per day, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenant vacates the Dwelling.
6. The Applicant Landlords shall refund the entire of the security deposit of €1,200.00 to the Respondent Tenant 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 20 August 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director