

Residential Tenancies Board

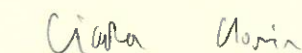
Determination Order

Ref: DR0220-60547

In the matter of Stephen Tennant, Applicant (Acting in capacity as Receiver over certain assets of John Alan Duffy, Landlord) [Applicant Receiver] and Jeff Hutch, Lindsey Cullen [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 10 May 2019 by the Applicant Receiver on the Respondent Tenants in respect of the tenancy of the Dwelling at 3 Charlestown Green, Saint Margaret's Road, Finglas, Dublin 11, D11K5F is valid. The Tenancy of the dwelling terminated on 6 January 2020.
2. The Notice of Termination served on 16 October 2020 by the Applicant Receiver on the Respondent Tenants in respect of the tenancy of the Dwelling at 3 Charlestown Green, Saint Margaret's Road, Finglas, Dublin 11, D11K5F is valid.
3. The Respondent Tenants and all persons residing in the above Dwelling shall vacate the Dwelling on or before 1 August 2021 or within 14 days of the issue of this Order whichever is the later date. Upon vacating the Respondent Tenants shall return the keys of the Dwelling to the Applicant Receiver or his representative.
4. The Respondent Tenants shall pay to the Applicant Receiver the total sum of €46,800.00 within 70 days of this issue of this Order. This sum represents rent arrears up to 31 January 2021 in respect of the tenancy of the above dwelling.
5. From 1 February 2021 onwards the Respondent Tenants shall also pay the equivalent of the monthly rent at the rate of €1,950.00 per month or €64.10 per day unless lawfully varied to the Applicant Receiver, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the dwelling.
6. The Applicant Receiver shall refund the entire of any security deposit 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 01 December 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

