

Residential Tenancies Board

Determination Order

Ref: DR0222-75260, DR0122-75063

In the matter of Stephen Byrne [Applicant/Respondent Landlord] and Ciaran Maguire, Sophie Maguire [Respondent/Applicant Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant/Respondent Landlord on 29 December 2021 on the Respondent/Applicant Tenants in respect of the tenancy of the dwelling at 28 Coldwater Lakes, Saggart, County Dublin, D24XC92 is valid.
2. The Respondent/Applicant Tenants and all 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/Applicant Tenants shall pay the total sum of €37,059.04 to the Applicant/Respondent 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.
4. The Respondent/Applicant Tenants shall also pay any further rent outstanding from 16 May 2022 to the Applicant/Respondent Landlord at the rate of €3,750.00 per month or proportionate part thereof at the rate of €128.28 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 they vacate the above dwelling.
5. The Landlord shall refund the entirety of the security deposit of €3,000.00 to the Respondent/Applicant Tenants, upon the Respondent/Applicant Tenants vacating and giving up 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 27 July 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director