

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0222-75482**

In the matter of Eanna Mellett, Hazel O'Sullivan [Applicant Landlords] and Muhammad Ashraf, Fatima Mahmud [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 by the Applicant Landlords on the Respondent Tenants on 7th day of October 2021, is valid. The Respondent Tenants and all persons residing in the dwelling at 42 Rosehaven, Carpenterstown Road, Dublin 15, D15DP77, shall vacate and give up possession of the dwelling within 28 days of the issuance of this Determination Order.
2. The Respondent Tenants shall also pay any further rent due from the 14th June 2022 at the rate of €1,565.00 per month, or proportionate part thereof at €51.45 per day (being €1,565 x 12 / 365) unless lawfully varied, along with any other charges as set out in the tenancy agreement, until such time as the dwelling is vacated.
3. The Applicant Landlords shall refund the security deposit of €1,565.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 17 August 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director