

## Residential Tenancies Board

### Determination Order

**Ref: DR0318-42236**

In the matter of Shahab Khan, Sarwat Shahab [Applicant Landlord(s)] and Esther Opuku Egyemang [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 by the Applicant Landlords on 16 August 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 13 Foxborough Downes, Lucan, Co. Dublin is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay any further rent outstanding from 12 April 2018, being the date of the Adjudication hearing, at the rate of €1600.00 per month or proportional part thereof at the rate of €52.60 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 the Respondent Tenant vacates the above dwelling.
4. The Applicant Landlords shall refund the entire of the security deposit of €1100.00 to the Respondent Tenant, upon the Respondent Tenant 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 10 July 2018.



Paul White  
Board Member  
Duly authorised to sign on behalf of the Board



Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Board