

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0320-61162**

In the matter of Patrick Derek Hickey [Applicant Landlord] and Nick Boston and Martine Boston [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 18 February 2020 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Abhaile, Raheen, Lisnagry, Co. Limerick is valid. The tenancy of the Dwelling terminated on 17 March 2020.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding on or before 1 September 2020 or within 7 days of the issue of this Order, whichever is the later date.
3. The Respondent Tenants shall pay the Applicant Landlord the total sum of €25,000.00 (twenty five thousand euros) within 7 days of the date of issue of this Order (less any amounts that have already been paid by the Respondent Tenants). This sum represents rent arrears up to 9 July 2020 in respect of the tenancy of the above dwelling in the amount of €24,500.00 plus damages for breach of tenant obligation in the amount of €500.00.
4. From 10 July 2020 onwards the Respondent Tenants shall also pay the equivalent of the rent at the rate of €3,500.00 per month, or €115.06 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €3000 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 23 September 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director