

Residential Tenancies Board

Determination Order

Ref: DR0320-61487

In the matter of Stephen Tennant [Applicant Landlord] and Miguel Gutierrez and Soojin Jung and Laura Chiari [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 1 August 2019 on behalf of the Applicant Receiver on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 39, Gloucester Square, Railway Street, Dublin 1, is valid. The Tenancy of the Dwelling terminated on 2 February 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, and return the keys of the Dwelling to the Applicant Receiver or his agent, on or before 1 October 2020 or within 14 days of the issue of the determination order in this case, whichever is the later date.
3. From 14 July 2020 onwards the Respondent Tenants shall also pay the equivalent of the monthly rent to the Applicant Receiver at the rate of €1,000.00 per month or €32.87 per day, unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenants vacate the dwelling.
4. The Applicant Receiver shall refund the entire of the 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 23 September 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director