

Residential Tenancies Board

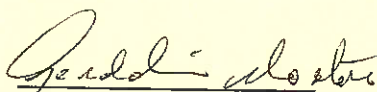
Determination Order

Ref: DR0323-83328

In the matter of Independent Trustee Co. [Applicant Landlord] and Amanda Miller, Steven Grimes [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 4/01/2023, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 106 Rialto Cottages, Rialto, Dublin 8, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the sum of €27,750.00 to the Applicant Landlord, within 42 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 Tenants shall continue to pay any further rent outstanding to the Applicant landlord from 27/06/2023, being the date of the Adjudication Hearing, at the rate of €1,850.00 per month, or proportionate part thereof 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 above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall be entitled to retain the security deposit of €1,850.00 and set it off against rent arrears.
6. For the avoidance of doubt, the sum of €3,700.00 previously awarded to the landlord against the tenants by the RTB in Determination Order dated 7/09/2022, Ref: DR0222-75555, is included in the figure of €27,750.00 for rent arrears at paragraph 3 above.

This Order was made by the Residential Tenancies Board on 23 August 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director