

## Residential Tenancies Board

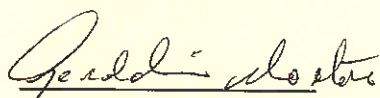
### Determination Order

Ref: DR0323-83506, DR0423-84256

In the matter of Ann Marie O'Connor, Natasha O'Connor, Sabrina O'Connor [Applicant/Respondent Tenants] and Katherine Dorothy Neely [Respondent/Applicant Landlord] 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 7 January 2023 served by the Respondent/Applicant Landlord on the Applicant/Respondent Tenants, in respect of the tenancy of the dwelling at 2 Aengus Hall, Belgard Square, Tallaght, D24 K5C7, is valid.
2. The Applicant/Respondent Tenants' application regarding the Respondent/Applicant Landlord's breach of obligations under the Act in respect of the standard and maintenance of the, in respect of the tenancy of the above dwelling, is not upheld.
3. The Applicant/Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 30 days of the date of issue of this Order.
4. The Respondent/Applicant Tenants shall continue to pay any further rent outstanding to the Applicant/Respondent Landlord from 7 September 2023, being the date of the Adjudication Hearing, at the rate of €2,000.00 per month, or proportionate part thereof at the rate of €65.75 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 above dwelling is vacated by the Respondent/Applicant Tenants and any other persons residing therein.
5. The Applicant/Respondent Landlord shall refund the security deposit of €2,000.00 to the Respondent/Applicant Tenants, upon the Respondent/Applicant 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 11 October 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director