

Residential Tenancies Board

Determination Order

Ref: DR0418-42511

In the matter of Donna Smith, Eamon Smith [Applicant Landlord(s)] and Petrica Samson, Ramona Samson [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 01 October 2017 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 6, 191 - 193 Phibsboro Road, Dublin 7, D07HPA8, is invalid.
2. The Notice of Termination served on the 14 May 2018 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the above dwelling is valid.
3. The Respondent Tenants, and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
4. The Respondent Tenants shall continue to pay rent from 14 May 2018, being the date of the adjudication hearing, to the Applicant Landlords, at the rate of € 1,100.00 per month or proportional part thereof at the rate of €36.16 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 they vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 03 July 2018.



Justin O'Brien

Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Board