

Residential Tenancies Board

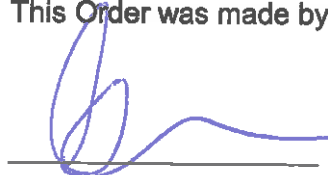
Determination Order

Ref: DR0419-53656

In the matter of Sheno Mouradi, Reza Aminitapeshatootian [Applicant Tenants] and Ronan O' Sullivan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 17 May 2019 by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 45 Seaview Avenue, East Wall, Dublin 3, is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on 31 December 2019, being the Termination Date, or within 14 days of the date of issue of this Order, whichever is the later.
3. The Applicant Tenants' claim regarding breach of landlord obligations in relation to the standard and maintenance of the dwelling is not upheld.
4. The Applicant Tenants shall pay any further rent outstanding from 2 July 2019, being the date of the Adjudication Hearing, at the rate of €1,500.00 per month, or proportional part thereof at the rate of €49.32 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 and give up possession of the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €800.00 to the Applicant Tenants, upon The Applicant Tenants vacating and giving up 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 16 August 2019.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director