

Residential Tenancies Board

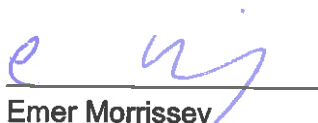
Determination Order

Ref: DR0419-53742

In the matter of Nicanor Gumpal Jnr, Stepphanie Gumpal [Applicant Tenants] and Michael Whelan [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 27 March 2019 by the Respondent Landlord on the Applicant Tenants in respect of the tenancy of the dwelling at Flat 3, 32 Elgin Road, Ballsbridge, Dublin 4, 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 or before 20 August 2019 or within 56 days of the date of issue of this Order, whichever is the later.
3. The Applicant Tenants shall pay rent from 06th June 2019, being the date of the adjudication hearing, at the rate of €720.00 per month or proportional part thereof at the rate of €23.67 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 Applicant Tenants vacate the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €360.00 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 03 October 2019.



Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director