

## **Residential Tenancies Board**

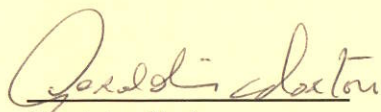
### **Determination Order**

**Ref: DR0422-76840**

In the matter of Timothy Ryder [Applicant Landlord] and Dawar Siddiqi, Aisha Siddiqi [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 7th of October 2021 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Kumbayah, Scart, Douglas, Co. Cork, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession within 28 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €1,050.00 to the Respondent Tenants upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenants shall also pay any further rent outstanding from 24 August 2022, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €1,200.00 per month or proportionate part thereof at the rate of €39.45 per day, unless lawfully varied, plus any other charges provided under the terms of the tenancy agreement, for each month or part thereof until such time as the dwelling is vacated by them and by all other current occupants.

This Order was made by the Residential Tenancies Board on 03 January 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director