

## **Residential Tenancies Board**

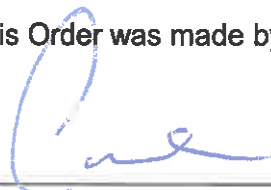
### **Determination Order**

**Ref: DR0518-43835**

In the matter of Therese O Kane [Applicant Landlord] and Christina Kavanagh, Stephen Kavanagh [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 service date of 28th March 2018, and served by the Applicant Landlord upon the Respondent Tenants in respect of the tenancy of the dwelling at 95 Charnwood, Bray, County Wicklow is valid.
- 2.The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Applicant Landlord shall refund the entire of the security deposit of €1,650 to the Respondent Tenants, upon the Respondent 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 31 July 2018.



**Carolyn O' Brien**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**