

Residential Tenancies Board

Determination Order

Ref: DR0519-54300

In the matter of Danielle Sheil, Charlie Sheil [Applicant Landlords] and Yuriy Avanesov, Iren Avanesova, Marina Chitoian [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 21st September 2018 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 48 Mount Garrett Park, Tyrrelstown, Dublin 15, D15 YX56, 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 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay rent from 11 July 2019, being the date of the adjudication hearing, at the rate of €1,081.00 per month or proportional part thereof at the rate of €35.54 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 Respondent Tenants vacate the above dwelling.
4. The Applicant Landlords shall refund the entire of the security deposit of €840.00 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 29 August 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director