

Residential Tenancies Board


Determination Order

Ref: DR0519-54301

In the matter of Alan Jones, Hugh McGivern [Applicant Landlords] and Ion Viorel Oprea, Georgiana Oprea [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 7th December 2018 served by the Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 41 Saint Declan's Road, Marino, Dublin 3 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 56 days of the date of issue of the High Court's Order directing the sale of the above dwelling.
3. The Landlord shall refund the entire of the security deposit of €1,400.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director