

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0519-54513**

In the matter of Adrian Murphy [Applicant Landlord] and Marissa Quinto, Vincente Warner Sanchez [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 on 27 February 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 83, Meridian Court, Royal Canal Park, Ashtown, Dublin 15 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 the sum of €800.04 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears due and owing as of 12 June 2019, being the date of the hearing, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 12 June 2019, being the date of the hearing, at the rate of €1,716 per month or proportionate part thereof at the rate of €56.42 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €2,475 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