

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0521-69988**

In the matter of Donnacha Rahill [Applicant Landlord] and Paul Moorhouse, Mikaelly Alves De Carvalho [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 4th of September 2020 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 14 Glasnevin Avenue, Glasnevin, Dublin 11, D11A6C3 is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €10,756.00 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 10th of August 2021, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €1,407.00 per month or proportionate part thereof at the rate of €46.26 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other person/s currently residing therein.
5. The Applicant Landlord shall refund the security deposit of €1,407.00 to the Respondent Tenants, on gaining 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 06 October 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director