

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0522-77263**

In the matter of Sally Doyle [Applicant Landlord] and Amy Kerfoot, Lee Fenelon [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 11 May 2022 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 106, Belfry Hall, Citywest, Dublin 24, D24PK49, is valid.
2. The Respondent Tenants, and any other person/s 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 Determination Order.
3. The Respondent Tenants shall pay the total sum of €6,825.36 to the Applicant Landlord, within 28 days of the date of issue of this Determination 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 5 August 2022, being the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €1,650.00 per month or proportionate part thereof at the rate of €54.24 per day, unless lawfully varied, together with any other charges provided for under 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 security deposit of €1,650.00 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 21 September 2022.



Ciara Cronin  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director