

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0618-45029**

In the matter of Louise Bracken, James Edward Reynolds, Aideen Reynolds [Applicant Landlords] and Darren Shankey, Vaida Shankey [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 the 12th April 2018, by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 31 The Grove, Millbrook Lawns, Tallaght, Dublin 24, D24PF7P is valid.
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay any further rent outstanding to the Applicant Landlord from the 17th December 2018, being the date of the Adjudication hearing, at the rate of €950.00 per month or proportionate part thereof at the rate of €31.23 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 above dwelling is vacated by the Respondent Tenants and all persons residing therein.
4. The Applicant Landlords shall refund the entire of the security deposit of €1,900.00 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 11 April 2019.

  
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Emer Morrissey  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director