

**Residential Tenancies Board**

**Determination Order**

**Ref: DR0621-70610 , DR0821-71634**

In the matter of Suzanne McCann, Craig Carroll [Applicant/Respondent Tenants] and Daire Nolan [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 18th June 2021 served by the Respondent/Applicant Landlord on the Applicant/Respondent Tenants in respect of the tenancy of the dwelling at 12 Oakcourt Park, Palmerstown, Dublin 20, D20E934 is valid.
2. The Applicant/Respondent Tenants and any other 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 Determination Order.
3. The Respondent/Applicant Landlord shall refund the entire of the security deposit of €3,450.00 to the Applicant/Respondent Tenants, upon the Applicant/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 26 January 2022.

Ciara Cronin

Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director