

## Residential Tenancies Board


### Determination Order

Ref: DR0622-77797

In the matter of Adam Wallace [Applicant Landlord] and Anastasia Mulqueen, Robert Mulqueen [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 23rd November 2021 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 27 Vartry Avenue, Raheen, Co. Limerick, V94T2KK, is valid.
2. The Respondent Tenants, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €3,250.00 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears of €3,250.00 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 19th August 2022, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,100.00 per month or proportional part thereof at the rate of €36.16 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 the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,100.00 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 12 October 2022.

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