

## **Residential Tenancies Board**

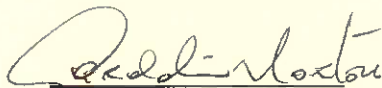
### **Determination Order**

**Ref: DR0622-77849**

In the matter of Seattle Slew Unlimited Company [Applicant Landlord] and John Walsh, Marie Walsh [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination of 13th May 2022 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Tullyard House, Tullyard, Trim, Co. Meath, 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 30 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €12,500.00 to the Applicant Landlord, within 7 days of the date of issue of this Determination Order, being rent arrears of €18,000.00 in breach of Section 16(a)(i) of the Act having deducted by way of set off €5,500.00 of damages for the consequences of the Applicant Landlord's breach of Section 12(1)(b) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 16th September 2022, being the date of the adjudication hearing, to the Applicant Landlord, at the rate of €2,000.00 per month or proportional part thereof at the rate of €65.75 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 person/s residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €2,000.00 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 26 October 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director