

Residential Tenancies Board

Determination Order

Ref: DR0718-45743

In the matter of Rosemary Brennan, John Brennan [Applicant Landlords] and Ion Parulea, Carmen Parulea [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 by the Applicant Landlords on 2nd October 2017 on the Respondent Tenants in respect of the tenancy of the dwelling at 9 Dunmore Lawns, Kingswood Heights Tallaght, Dublin 22 is valid.
2. The Respondents Tenant and all 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 Order.
3. The Respondent Tenants shall pay the total sum of €1,000.00 to the Applicant Landlords, within 28 days of the date of issue of this 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 22nd August 2018, being the date of the Adjudication hearing, at the rate of €1000.00 per month or proportional part thereof at the rate of € 32.88 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 Respondent Tenants vacate the above dwelling."
5. The Landlord shall refund the entire of the security deposit of €1,200.00 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 12 October 2018.



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director