

Residential Tenancies Board

Determination Order

Ref: DR0718-46344

In the matter of Tahir Nazir, Syeda Tahir [Applicant Landlords] and Charlotte Smith, Alan Vickers [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 20 June 2018 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 31 Norburywoods Green, Arden Road, Tullamore, Co. Offaly is valid.
2. The Notice of Termination served on 14 May 2018 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 31 Norburywoods Green, Arden Road, Tullamore, Co. Offaly is valid.
3. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding on or before 30 November 2018 or within 7 days of the issue of this determination order in this case whichever is the later.
4. The Notice of Rent Review served on 9 November 2017 is valid and the market rent for the Dwelling at 31 Norburywoods Green, Arden Road, Tullamore, Co. Offaly from 13 February 2018 is €925.00 per month
5. The Respondent Tenants shall pay to the Applicant Landlords the total sum of €2,489.00 within 70 days of the date of this Order. This sum represents rent arrears up to 31st August 2018 in respect of the tenancy of the above dwelling (after having deducted the full amount of the deposit of €600.00).
6. From 1 September 2018 onwards the Respondents Tenant shall also pay the equivalent of the monthly rent to the Applicant Landlords at the rate of €925.00 per month or €30.41 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as the Respondent Tenant vacates the dwelling.

This Order was made by the Residential Tenancies Board on 26 October 2018.



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