

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0722-78804, DR0622-78106**

In the matter of Vincent Lynch [Applicant/Respondent Landlord] and Ahmad Shinwari, Salima Shinwari [Respondent/Applicant Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination of 23rd June 2022 served by the Applicant/Respondent Landlord on the Respondent/Applicant Tenants in respect of the tenancy of the dwelling at 2 Millbrook Village, Milltown Road, Milltown, Dublin 6, D06H244, is valid.
2. The Respondent/Applicant Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Applicant/Respondent Landlord shall refund the entirety of the security deposit of €1,850.00 to the Respondent/Applicant Tenants, upon the Respondent/Applicant 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 30 November 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director