

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0819-56351**

In the matter of Shillingbrook Limited [Applicant Landlord] and Evan Rothwell and Aadilla Patel [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date-of-service of 9th July 2019 as served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 8 Alder Lodge, Farmleigh Wood, Castleknock, Dublin 15, D15AT22, 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 seven days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €21,005.14 to the Applicant Landlord, within 7 days of the date of issue of this Order, being rent arrears of €21,005.14 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 18th September 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €2,080.00 per month or proportional part thereof at the rate of €68.38 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €2,080.00 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 07 November 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director

