

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR0819-56501**

In the matter of Eileen Noonan [Applicant Landlord] and Emer Tyrrell and Yvonne Tyrrell [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 Landlord on 18 July 2019 on the Respondent Tenants, in respect of the tenancy of the dwelling at 731 Lodgepark, Straffan, Co. Kildare, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,228.45 to the Applicant Landlord 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 13 September 2019, being the date of the Adjudication Hearing, at the rate of €1,200.00 per month, unless lawfully varied, or proportional part thereof at the rate of €39.45 per day and any other charges as set out in the terms of the tenancy agreement, until such time as they vacate and give up possession of the above dwelling.
5. The Applicant 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 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.

  
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Ciaran Delaney

Higher Executive Officer

Duly authorised to sign on behalf of the Director