

Residential Tenancies Board

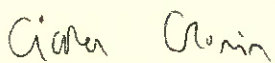
Determination Order

Ref: DR0820-64101, DR0920-64498

In the matter of John Tynan, Mary Tynan [Applicant/Respondent Landlords] and Edward Finn, Giovanni Mastrovincenzo [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 with a date of service of 10th August 2020, served by the Applicant/Respondent Landlords on the Respondent/Applicant Tenants, in respect of the tenancy of the dwelling at Apartment 8, Aranmore, Custom House Harbour Apartments, I.F.S.C. Dublin 1, is valid.
2. The Respondent/Applicant Tenants and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020, the Respondent/Applicant Tenants and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent/Applicant Tenants and any other persons residing in the dwelling shall vacate the dwelling within 143 days of the expiration of the emergency period, or within 10 days of the date of issuance of the Determination Order, whichever is the later
3. The Respondent/Applicant Tenants shall also pay any further rent outstanding from 18th December 2020, being the date of the Adjudication Hearing, at the rate of €1,543 per month or proportionate part thereof at the rate of €50.73 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent/Applicant Tenants and any other persons residing therein.
4. The Applicant/Respondent Landlords shall refund the security deposit of €900 to the Respondent/Applicant Tenants, on gaining 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 14 April 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director