

Residential Tenancies Board


Determination Order

Ref: DR0821-72140

In the matter of Patsy O'Sullivan, Ciara Smyth, Carolina Dominguez Buitrago [Applicant Tenants] and Colette Maguire, David Conroy [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

- 1.The Notice of Termination dated 24th September 2021 served by the Respondent Landlords on the Applicant Tenants in respect of the tenancy at 26 Bessborough Avenue, North Strand, Dublin 3, D03A312 is valid.
- 2.The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
- 3.The Respondent Tenants shall also pay any further rent outstanding from the 18th November 2021, being the date of Adjudication hearing at the rate of €1,862.00, unless lawfully varied and any other changers as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
- 4.The Respondent Tenants shall pay the sum of €1,573.20 to the Applicant Landlords, within 42 days of the date of issue of this Determination Order, being the total rent arrears in respect of the tenancy of the dwelling at 26 Bessborough Avenue, North Strand, Dublin 3, D03A312.

This Order was made by the Residential Tenancies Board on 06 April 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director