

## **Residential Tenancies Board**

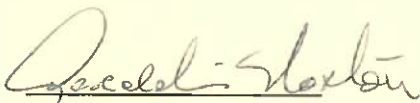
### **Determination Order**

**Ref: DR0822-79217**

In the matter of Simon Benson, Chris Melligan [Applicant Landlords] and Suras Rostas, Didina Covaci [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 the 21st of December 2021, served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 10 Alderwood Lawn, Springfield, Tallaght, Dublin 24, D24Y3V7, 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 continue to pay rent from the 10th of January 2023, being the date of the Adjudication Hearing, to the Applicant Landlords at the rate of €1,079.00 per month, or proportionate part thereof at the rate of €35.47 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
4. The Applicant Landlords shall refund the security deposit of €850.00 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 29 March 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director