

Residential Tenancies Board

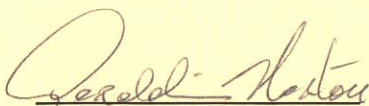
Determination Order

Ref: DR0823-88358

In the matter of Jacqueline Walsh, Anthony Walsh [Applicant Landlords] and Teresa Defelice [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Respondent Tenant shall pay the total sum of €8,450.00 to the Applicant Landlords, within 28 days of the date of issuance of this Determination Order, being rent arrears in respect of the period from 7th of February 2020 to the 12th of December 2023, in respect of the tenancy at 10 Millstream, The Links, Portmarnock, Co. Dublin.
2. The Notice of Termination dated 14th of June 2023 served by the Applicant Landlords on the Respondent Tenant is valid. The Respondent Tenant is overholding. The Respondent Tenant and all persons residing in the dwelling at 10 Millstream, The Links, Portmarnock, Co. Dublin, shall vacate and give up possession of the dwelling within 28 days of the issuance of this Order.
3. The Respondent Tenant shall continue to pay rent in accordance with the tenancy agreement, unless lawfully varied, together with any other charges under the terms of the tenancy in the above dwelling until such time as the Tenant vacates the dwelling.
4. The Applicant Landlord's claim in relation to breach of Respondent Tenant's obligations in respect of the tenancy of the dwelling situate at 10 Millstream, The Links, Portmarnock, Co. Dublin, is not upheld.

This Order was made by the Residential Tenancies Board on 28 February 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director