

## Residential Tenancies Board

### Determination Order

**Ref: DR0918-48445**

In the matter of Eamonn Mullally [Applicant Landlord] and Fahd Alothmane, Ghania Alothmane [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 on the 8th August 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 5 Woodstown Abbey, Knocklyon, Dublin 16, is valid;
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order;
3. The Respondent Tenants shall continue to pay rent from 17th October 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1,200 per month or proportional part thereof at the rate of €39.45 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the above dwelling;
4. The Applicant Landlord shall refund the entire of the security deposit of €1,290 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 04 December 2018.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director