

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0918-48744**

In the matter of Helen McNamara [Applicant Landlord] and Jasaf Gulijev, Sevinj Abishova [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 23 June 2017 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Flat 2, 3 Seville Place, Dublin 1 is valid, and the tenancy terminated on 8 February 2018.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and overholding, and return the keys of the Dwelling to the Applicant Landlord, within 7 days of the issue of this Determination Order.
3. The Applicant Landlord shall refund the entire of the security deposit to the Respondent 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 28 March 2019.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director