

Residential Tenancies Board

Determination Order

Ref: DR0919-56826

In the matter of Anne McClean, Alan McClean and Tony McClean [Applicant Landlords] and Sadie Douglas and Christopher O'Reilly [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 24th July 2019, by the Applicant Landlords on the Respondent Tenants, in respect of their tenancy of the dwelling at 46 Rathsallagh Drive, Shankill, Co. Dublin, is valid. Therefore, the tenancy terminated on the 31st August 2019.
2. The Respondent Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,944.40 to the Applicant Landlords within 21 days of the date of issue of this Order. This sum of €3,944.40 being rent arrears in respect of their tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 17th October 2019, being the date the next rent is due, to the Applicant Landlords, at the rate of €1,193.00 per month or proportional part thereof at the rate of €39.22 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 the dwelling is vacated by them and all other occupants.
5. The Applicant Landlords shall refund the entire of the security deposit of €1,000.00 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 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director