

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0919-57026**

In the matter of Onani Ngwenya and Edith Ngwenya [Applicant Tenants] and Mill Street Projects Limited [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlord on 13 August 2019 on the Applicant Tenants in respect of the tenancy of the dwelling at Apt 20, Saint Helen's Court, 122 -127 Lower George's Street, Dun Laoghaire, Co Dublin is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on 31 March 2020 or within 100 days of the date of issue of this Order, whichever the later, in respect of the tenancy of the above dwelling.
3. The Applicant Tenants shall also pay the rent when due from 26 November 2019, being the date of the Adjudication hearing, at the rate of €600.00 per month or proportional part thereof at the rate of €19.73 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 Applicant Tenants vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 16 January 2020.



Ciaran Delaney  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director