

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0919-57452**

In the matter of Annette Wrafter [Applicant Landlord] and Bernard Field and Iris Merz [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 by the Applicant Landlord on 8th day of February 2019 on the Respondent Tenants in respect of the tenancy of the dwelling at 55 Threadneedle Road, Salthill, Galway, H91N8EK is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €300 to the Applicant Landlord, within 28 days of the date of issue of this Order. This sum of €300 is awarded as damages as a result of the Tenants' failure to comply with their legal obligations to vacate the dwelling after the service of a valid Notice of Termination.
4. The Respondent Tenants shall also pay any further rent outstanding from the 1st day of November 2019, being the hearing date, at the rate of €850 per month or proportional part thereof at the rate of €27.95 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof after the 1st day of November 2019, until such time as the Respondent Tenants vacate the above dwelling.
5. The Applicant Landlords shall refund the entire of the security deposit of €700 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 27 February 2020.



**Emer Morrissey**  
**Assistant Director**

Duly authorised to sign on behalf of the Director