

## Residential Tenancies Board

### Determination Order

**Ref: DR0920-64732**

In the matter of Daniel Hurley, Mary Hurley [Applicant Landlords] and Justin Pearlman, Maureen O Connor [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 5 August 2020, served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at Ballyginnane, Carrigaline, Co. Cork is valid.
2. The Respondent Tenants and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020. The Respondent Tenants and any other persons residing in the dwelling shall not be required to vacate the dwelling during the emergency period as defined in section 2 of the Residential Tenancies Act 2020 or as extended by order under section 31A of the Health Act 1947. The Respondent Tenants and any other persons residing in the dwelling shall vacate the dwelling within 10 days of the expiration of the emergency period or within 14 days of the date of this Determination Order by the Board, whichever the later.
3. The Applicant Landlords shall refund the security deposit of €1550.00 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 24 February 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director