

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0920-64907**

In the matter of Wayne Maloney, Linda Heffernan [Applicant Landlords] and Philip Connelly, Linda Connelly [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 10/8/2020, served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at Old Grange Avenue, Old Grange, Monasterevin, Co. Kildare, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling. Pursuant to the Residential Tenancies Act 2020 the Respondent Tenants and all other persons residing in the above dwelling shall not be required to vacate the dwelling during the Emergency Period as defined in section 2 of the Residential Tenancies Act 2020 ("the Emergency Period") or as extended by order under section 31A of the Health Act 1947. The Respondent Tenants and all other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 21 days of the expiration of the Emergency Period, or within 10 days of the date of issue of this Determination Order, whichever is the later.
3. The Respondent Tenants shall pay the sum of €3,600 to the Applicant Landlords, within 21 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling as of 1/7/2020.
4. The Respondent Tenants shall also pay any further rent outstanding from 18/11/2020, being the date of the Adjudication Hearing, at the rate of €900 per month or proportionate part thereof at the rate of €29.59 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 18 March 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director