

## Residential Tenancies Board

### Determination Order

Ref: DR0921-72883

In the matter of John Cuniffe [Applicant Landlord] and James McKelvey, Francis Smith [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 the Respondent Tenants is valid. The Respondent Tenants and all persons residing in the dwelling at 2 Station View, Ballaghadreen, Co. Roscommon, F45R726, shall vacate and give up possession of the dwelling within 14 days of the issuance of this Determination Order.
2. The Respondent Tenants shall also pay any further rent due from the 26th November 2021 at the rate of €600.00 per month, or proportionate part thereof at €19.72 per day (being €600.00 x 12 / 365) unless lawfully varied, along with any other charges as set out in the tenancy agreement, until such time as the dwelling is vacated.
3. The Applicant Landlord shall refund the entirety of the security deposit of €550.00 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 09 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director