

## Residential Tenancies Board

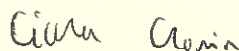
### Determination Order

Ref: DR0922-79571

In the matter of Eileen Byrne, Patrick Byrne [Applicant Landlords] and Ben Pateman, Patyrcia Pateman [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 19 April 2022, served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 73 Corran Ard, Athy, Co. Kildare, R14PA61, 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 within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay any further rent outstanding from 5 December 2022, being the date of this Adjudication Hearing, at the rate of €1,375.00 per month or proportionate part thereof at the rate of €45.21 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 above dwelling is vacated by the Respondent Tenants and any other persons residing therein.
4. The Applicant Landlords shall refund the security deposit of €1,300.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 08 February 2023.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director