

## **Residential Tenancies Board**

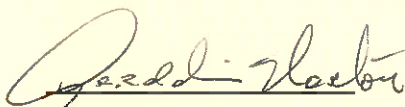
### **Determination Order**

**Ref: DR0922-79765**

In the matter of Mary Degnan [Applicant Landlord] and Razzak Zahed, Shirin Zahed [Respondent Tenant] 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 20th January 2022, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 20 Highfield Crescent, Swords, Dublin, K67NA46, 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 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall also pay any further rent outstanding from 17th April 2023, being the date of the Adjudication Hearing, at the rate of €1,200.00 per month or proportionate part thereof at the rate of €39.45 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.
4. The Applicant Landlord shall refund the security deposit of €1,000.00 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 14 June 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director