

Residential Tenancies Board

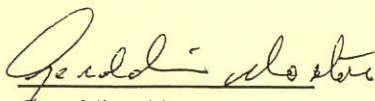
Determination Order

Ref: DR0923-89426

In the matter of Roger Morgan [Applicant Landlord] and Mingkai Yin, Yuanxia Luo, Fei Yin, Huade Zhang [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 27 October 2022, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Flat 5, Third Floor Front Flat, 7 Buckingham Street Upper, Dublin 1, 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 the Determination Order.
3. The Respondent Tenants shall pay any further rent outstanding from 25 January 2024, being the date of the adjudication hearing, at the rate of €125.00 per week or proportionate part thereof at the rate of €17.86 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 Landlord shall refund the entire of the security deposit of €400.00 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 20 March 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director