

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1018-49735**

In the matter of Cait Hughes [Applicant Landlord] and Evan Rothwell, Aadilla Patel [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 on the 25th September 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 16, Block B, Bracken Park, Carpenterstown Road, Castleknock, Dublin 15, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €3689.75 to the Applicant Landlord, within 70 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 23rd November 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €1650.00 per month or proportional part thereof at the rate of €54.25 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1650.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 24 January 2019.

  
Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director