

## **Residential Tenancies Board**


### **Determination Order**

**Ref: DR1021-73239**

In the matter of Daniel Dolan, Irene Brennan [Applicant Tenants] and Gabrielle Gallagher [Respondent Landlord] 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 28/09/2021 served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 174 Beechgrove Lawns, Monaghan, Co. Monaghan, H18AH30 is valid.
2. The Applicant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of this Determination Order.
3. The Applicant Tenants shall pay the total sum of €2,500.00 to the Respondent Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears of €3,300.00 in respect of the tenancy of the above dwelling, and having deducted the sum of €800.00 for appliances replaced by the Applicant Tenants.
4. The Applicant Tenants shall also pay any further rent outstanding from 9/02/2022, being the date of the Adjudication Hearing, at the rate of €200.00 per month or proportionate part thereof 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 Applicant Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 01 June 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director