

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1119-58331**

In the matter of Marie Lee [Applicant Landlord] and Michael Comiskey and Ann Piercy [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 13th October 2019 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Flat 6, 59 Belgrave Square North, Rathmines, Dublin 6, 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 on 2nd September 2020 or within 28 days of the date of issue of this Determination Order whichever is the later.
3. The Applicant Landlord shall refund the security deposit of €279.34 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.
4. The Respondent Tenants shall continue to pay rent from 16th December 2019 being the date of the Adjudication Hearing, at the rate of €200.00 week or proportionate part thereof at the rate of €28.57 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 05 March 2020.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director