

Residential Tenancies Board

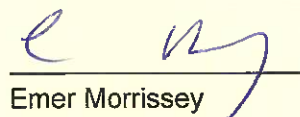
Determination Order

Ref: DR1120-66161

In the matter of Morston Property Company Limited [Applicant Landlord] and Niamh Leonard, David Martin McKeon [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 by the Applicant Landlord on 28 September 2020 on the Respondent Tenants in respect of the tenancy of the dwelling at 40 Auburn Park, Auburn Avenue, Castleknock, Dublin 15 is valid.
2. The Respondent Tenants and all 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 Order.
3. The Respondent Tenants shall pay the total sum of €12,432.92 to the Applicant Landlord, within 180 days of the date of issue of this 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 22 January 2021 to the Applicant at the rate of €1547.00 per month or proportionate part thereof at the rate of €50.86 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1400.00 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 14 April 2021.



Emer Morrissey
Assistant Director

Duly authorised to sign on behalf of the Director