

## **Residential Tenancies Board**

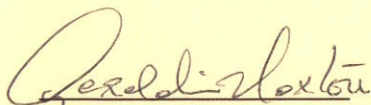
### **Determination Order**

**Ref: DR1123-90850**

In the matter of Adrienne Prendergast Applicant (Acting in capacity as Executor over the Estate of Noel Richard Prendergast, deceased, Landlord), Nuala Prendergast Applicant (Acting in capacity as Executor over the Estate of Noel Richard Prendergast, deceased, Landlord) [Applicant Landlord(s)] and Seamus McCartan [Respondent Tenant] 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 24/03/2024 served by the Applicant Landlords on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 1, Alphonsus House, St Joseph's Avenue, Drumcondra, Dublin 9, is valid.
2. The Respondent Tenant and any other 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 the Determination Order.
3. The Applicant Landlords shall refund the security deposit of €140.00 to the Respondent Tenant, upon the Respondent Tenant 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 Tenant shall continue to pay any further rent outstanding to the Applicant landlords from 2/04/2024, being the date of the Adjudication Hearing, at the rate of €155.00 per week, or proportionate part thereof at the rate of €22.14 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 26 June 2024.



**Geraldine Norton**

**Higher Executive Officer**

Duly authorised to sign on behalf of the Director