

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1218-50802**

In the matter of EH Properties Limited [Applicant Landlord] and Barry Sheehan, Kamilla Sheehan [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 8th November 2018 on the Respondent Tenants in respect of the tenancy of the dwelling at 271 Bushy Park House, Templeogue Road, Terenure, Dublin 6W, 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 €3,911.74 to the Applicant Landlord, within 14 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 1st February 2019, being the date of the Adjudication hearing, at the rate of €1,878.00 per month or proportional part thereof at the rate of € 61.74 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 the Respondent Tenants vacate the above dwelling
5. The Applicant Landlord shall refund the entire of the security deposit of €1,800.00 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 13 September 2019.



**Ciaran Delaney**

**Higher Executive Officer**

Duly authorised to sign on behalf of the Director