

## Residential Tenancies Board

### Determination Order

**Ref: DR1219-59173**

In the matter of Graham Keane [Applicant Landlord] and Stephen Byrne and Julie Byrne [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 12th November 2019, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 10 Graham's Court, Wicklow Town, Co. Wicklow, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 31st March 2020 or within 7 days of the date of issue of this Order, whichever is the later date.
3. The Respondent Tenants shall continue to pay rent from 31st January 2020, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €1,300 per month or proportionate part thereof at the rate of €42.74 per day, unless lawfully varied, together with any other charges 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 them and any other person/s residing therein.
4. The Applicant Landlord shall refund the security deposit of €1,250 to the Respondent Tenants, on gaining 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 25 June 2020.

*Ciara Cronin*

Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director