

Residential Tenancies Board


Determination Order

Ref: DR1219-59327

In the matter of Charlotte de Grey and Robert Ashe [Applicant Landlords] and Johnny Walsh and Jules Goff [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 20th September 2019, served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at Valle Paris, Main Street, Newtownmountkennedy, Co. Wicklow, 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 within 21 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the sum of €14,800 to the Applicant Landlord, by way of 20 consecutive instalments at the rate of €740 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €14,800, in respect of the tenancy of the dwelling at Valle Paris, Main Street, Newtownmountkennedy, Co. Wicklow.
4. The Respondent Tenants shall also pay any further rent outstanding from 20th January 2020, being the date of the Adjudication Hearing, at the rate of €1,850 per month or proportionate part thereof at the rate of €60.82 per day, unless lawfully varied, and any other charges as 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 the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the security deposit of €1,850 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 09 July 2020.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director