

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1219-59337**

In the matter of Maureen Greaney. [Applicant Landlord] and Natalie Griffin and Steven Moloney [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 18 November 2019 served on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 90 Grianan, Westbury, Corbally, Limerick, is valid. The tenancy of the dwelling was lawfully terminated on 16 December 2019.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling on or before 28 March 2020 or within 7 days of the date of issue of this Order, whichever is the later date. On vacating, the Respondent Tenants shall return the keys of the dwelling to the Applicant Landlord or her agent.
3. The Respondent Tenants shall pay the total sum of €4,600.00 to the Applicant Landlord, within 14 days of the date of issue of this Order. This sum represents rent arrears up to and including 27 January 2020 in respect of the tenancy of the above dwelling.
4. From 28 January 2020, it being the date rent is next due for payment, the Respondent Tenants shall also pay any further outstanding rent to the Applicant Landlord, at the rate of €1,150.00 per month or proportional part thereof at the rate of €37.80 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 dwelling is vacated by them and any other occupant/s.
5. The Applicant Landlord shall refund the entire of security deposit of €1,150.00 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