

## Residential Tenancies Board


### Determination Order

**Ref: DR0921-72360**

In the matter of Brian O'Reilly, Ryan Cahill [Applicant Tenants] and Mary Reynolds [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Rent Review dated the 12th July, 2021 and served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 58 Parklands, Northwood, Santry, Dublin 9 is valid. The new rent is €1,515.00, effective from 15th October 2021.
2. The Applicant Tenants shall continue to pay rent from 8th December, 2021 being the date of the Adjudication Hearing, to the Respondent Landlord at the rate of €1,515.00 per month, 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 above dwelling is vacated by the Applicant Tenants and any other persons residing therein.
3. The Notice of Termination with a date of service of 9th September, 2021 served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 58 Parklands, Northwood, Santry, Dublin 9 is valid.
4. The Applicant Tenants 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 this Determination Order.
5. The Respondent Landlord shall refund the security deposit of €1,000.00 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up 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 20 April 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director