

Residential Tenancies Board

Determination Order

Ref: DR1022-80450

In the matter of Josephine Charmant [Applicant/Respondent Tenant] and Christian O'Brien and Caitriona Flynn [Respondent/Applicant Landlords] the Residential Tenancies Board, in accordance with Section 121 of the Residential Tenancies Act, as amended, determines that:

1. The Notice of Termination dated 16th June 2022 served by the Respondent/Applicant Landlords on the Applicant/Respondent Tenant in respect of the tenancy of the dwelling at 4 Coppinger Close, Stillorgan Park, Blackrock, Co. Dublin, A94Y044 is valid.
2. The Applicant/Respondent Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within twenty-one days of the date of issue of this Determination Order.
3. The Respondent/Applicant Landlords shall refund the entire of the security deposit of €2,300.00 to the Applicant/Respondent Tenant, upon the Applicant/Respondent Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant/Respondent Tenant's application in respect of the tenancy of the above dwelling is not upheld.

This Order was made by the Residential Tenancies Board on 13 September 2023.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Direct