

## **Residential Tenancies Board**

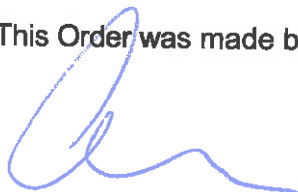
### **Determination Order**

**Ref: TR0818-003177/DR0518-43601**

In the matter of Elaine Crotty, Andrew Meade [Appellant Tenant(s)] and Roisin Horneck, Michael O'Tierney [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Respondent Landlords on the 4th April 2018 on the Appellant Tenants in respect of the tenancy of the dwelling at 4 Sunbury Park, Dartry, Dublin 6 is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within a period of 45 days of the date of issue of this Order.
3. The Appellant Tenants shall pay all rent falling due from the 14th November 2018 at the rate of €3,100.00 per month or proportional part thereof at the rate of €101.92 per day 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 Appellant Tenants vacate the above dwelling.
4. The Respondent Landlords shall refund the entire of the security deposit of €3,100.00 to the Appellant Tenants, upon the Appellant Tenants 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 24 January 2019.



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Carolyn O'Brien  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director