

Residential Tenancies Board

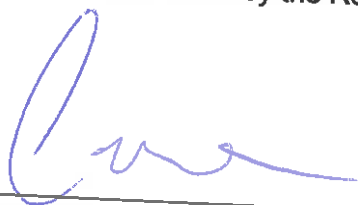
Determination Order

Ref: TR0518-002949/DR1217-39350

In the matter of Noel Cummins, Anouk Spithorst [Appellant Tenants] and Hurstgreen (Cyprus) Limited [Respondent Landlord] 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 Landlord on the 3rd November 2017 on the Appellant Tenants in respect of the tenancy of the dwelling at The Basement Flat, 179 Rathgar Road, 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 42 days of the date of issue of this Order.
3. The Appellant Tenants shall pay any further rent outstanding from the 5th July 2018, being the date of the Tribunal hearing, at the rate of €1,400 per month or proportional part thereof at the rate of €46.03 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 Landlord shall refund the entire of the security deposit of €1,075.00 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up 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 31 July 2018.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director