

Residential Tenancies Board

Determination Order

Ref: TR0618-003050/DR0518-43432

In the matter of Alexandra Martins, Rui Cardoso, Tiago Oliveira, Catia Daniela Da Silva [Appellant Tenants] and Michael Ryan [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 on the 8th September 2017 by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 4 Warrenstown Row, Blanchardstown Heath, Blanchardstown, Dublin 15, Co. Dublin 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 21 days of the date of issue of this Order by the Board.
3. The Appellant Tenants shall pay any further rent to the Respondent Landlord from 25th July 2018, being the date of the Tribunal hearing, at the rate of €1400 per month or proportionate part thereof at the rate of €46.02 per day, 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 Appellant Tenants and all persons residing in the dwelling vacate the above dwelling and give up possession thereof.
4. The Respondent Landlord shall refund the entire of the security deposit of €1400 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 24 August 2018.



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