

Residential Tenancies Board

Determination Order

Ref: TR0518-002965/DR0318-42280

In the matter of Garret Flood, Georgina Flood [Appellant Tenants] and Rodney O'Rourke [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 21st February with a service date of the 22nd February 2018 and the Notice of Termination dated the 23rd March 2018 with a service date of the 26th March 2018, served by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at 160 Stannaway Road, Kimmage, Dublin 12, Dublin 12, D12F6NP, Ireland, are valid:
2. The Appellant Tenants and all persons residing in the above dwelling, shall vacate the dwelling within 28 days of the date of issue of the Order.
3. The Appellant Tenants shall pay rent arrears of €1,678.56 to the Respondent Landlord.
4. The Appellant Tenants shall also pay any further rent outstanding from 19th July 2018 at the rate of €1,171.50 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 they vacate the above dwelling;
5. The Respondent Landlord shall refund the entire of the security deposit of €950 to the Appellant Tenants, on gaining 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 09 August 2018.

Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Director