

Residential Tenancies Board

Determination Order

Ref: TR0119-003452/DR0918-48425

In the matter of John Grange [Appellant Tenant] and Brendan Mooney, Eileen Mooney [Respondent Landlords] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 15 January 2018 as served by the Respondent Landlords on the Appellant Tenant in respect of the tenancy of the dwelling at 58 Kinvara Road, Navan Road, Dublin 7 is valid.
2. The Appellant Tenant 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 Tenant shall pay the total sum of €5,941.90 to the Respondent Landlords within 84 days of the date of issue of this Order by the Board, being rent arrears in respect of tenancy of the above dwelling.
4. The Appellant Tenant shall also pay any further rent outstanding from and including 16 March 2019, being the date following the date of the Tribunal hearing, at the rate of €800 per month or proportionate part thereof at the rate of €26.30 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 Tenant vacates the above dwelling.
5. The Respondent Landlords shall refund the entire of the security deposit of IR£350 (punts) to the Appellant Tenant upon the Appellant Tenant 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 18 April 2019.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director