

## Residential Tenancies Board

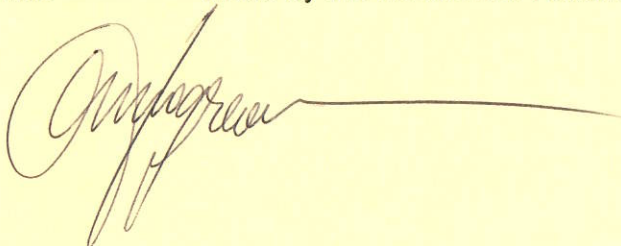
### Determination Order

**Ref: TR0123-005924/DR0722-78247**

In the matter of Gerard Finn [Appellant Landlord] and Viorel Hariton and Marina Teaca [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 22nd November 2021 served on the Respondent Tenants by the Appellant Landlord in respect of the dwelling at 14 Hadleigh Park, Castleknock, Dublin 15, D15X93H is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 56 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall continue to pay any further rent outstanding from the date of the hearing at a rate of €1,560 per month or proportional part thereof at a rate of €51.29 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 Respondent Tenants vacate and give up vacant possession of the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €1,000 to the Respondent Tenants upon the Respondent Tenants vacating and giving up vacant possession of the above dwelling less any amounts properly withheld in accordance with the provisions of the Act.
5. The two Notices of Termination dated the 17th June 2022 served on the Respondent Tenants by the Appellant Landlord in respect of the dwelling at 14 Hadleigh Park, Castleknock, Dublin 15, D15X93H are invalid.

This Order was made by the Residential Tenancies Board on 19 July 2023.



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Emilia Zagrean  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director