

## Residential Tenancies Board

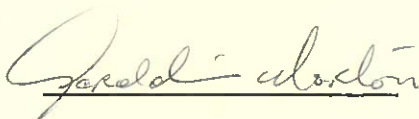
### Determination Order

**Ref: TR0221-004666/DR0920-64416**

In the matter of Ray O'Reilly [Appellant Tenant] and Simon Hogan and Amy Farrell [Respondent Landlords], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination of 4 August 2020 and of 10 November 2020 served by the Respondent Landlords on the Appellant Tenant in respect of the tenancy in the dwelling at 42A Ardcollum Avenue, Artane, Dublin 5 are 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 Determination Order.
3. The Appellant Tenant shall also pay any further rent at the rate of €1,000 per month, or proportional part thereof at the rate of €32.88 per day ( $€1,000 \times 12/365 = €32.88$ ), 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 Tenant vacates the above dwelling.
4. The Respondent Landlords shall refund the entire of the security deposit of €1,000 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 11 August 2021.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director

