

Residential Tenancies Board

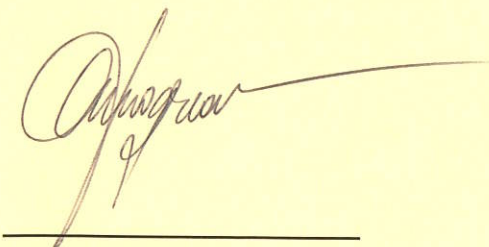
Determination Order

Ref: TR0323-006032/DR1222-81935

In the matter of Anita Byrne and Johnson Afolabi [Applicant Tenants] and Wendy Rudd [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 14th October 2022, served by the Respondent Landlord on the Applicant Tenants in respect of the tenancy of the dwelling at 5 Thornleigh Court, Thornleigh, Swords, Co. Dublin, K67 NY16, is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Determination Order.
3. The Applicant Tenants shall pay any further rent outstanding from 10 May 2023 to the Respondent Landlord at the rate of €400 per month each or proportionate part thereof at the rate of €13.15 per day each, 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.
4. The Respondent Landlord shall refund the entire security deposit of €520 to the first named Applicant Tenant and €400 to the second named Applicant Tenant upon the Applicant Tenants vacating and giving up possession of the dwelling, less any amounts properly withheld in accordance with the Act.

This Order was made by the Residential Tenancies Board on 12 July 2023.



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