

## Residential Tenancies Board

### Determination Order

**Ref: TR0324-007306/DR0823-87908**

In the matter of Sabrina O'Connor, Padraig O'Connor [Appellant Tenants] and Shane Byrne, Caroline Byrne [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 the 22nd November 2022, served by the Respondent Landlords on the Appellant Tenants, in respect of the tenancy of a dwelling at

3 Glandore Park, Dun Laoghaire, Co Dublin, A96KN73, is valid.

2. The Respondent Tenants and any other 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 the Determination Order.

3. The Respondent Landlords shall refund the security deposit of €2,700 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

4. The Appellant Tenants shall continue to pay any further rent outstanding to the Respondent Landlord from 19th day of June 2024, being the date of the Tribunal, at the rate of €2,700 per month, or proportionate part thereof at the rate of €88.77 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 above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 17 July 2024.



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