

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0418-002906/DR1117-38976**

In the matter of Sarah Nolan, Rafael Marti [Appellant Tenants] and Margot Brannigan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 23 October 2017 and served by the Respondent Landlord upon the Appellant Tenants in respect of the tenancy of the dwelling at 73 Milltown Hall, Mount Saint Anne's, Milltown, Dublin 6, is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Appellant Tenants shall continue to pay rent from 2 of July 2018, being the date of the Tribunal hearing, at the rate of €1,650 per month or proportional part thereof at the rate of €54.25 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 Tenants vacate the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,650 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up vacant 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 24 August 2018.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director.