

Residential Tenancies Board

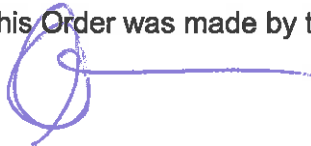
Determination Order

Ref: TR0418-002925/DR0118-40046

In the matter of Denise McDonnell [Appellant Landlord(s)] and Giuliano Torrisi, Andrea Boieri [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 18th December 2017, in respect of the tenancy at 1 Ivy Exchange, Parnell St, Dublin 1, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order .
3. The Respondent Tenants shall also pay any further rent outstanding from 22nd August 2018 to the Appellant Respondent Landlord at the rate of €1,593.63 per month or proportionate part thereof at the rate of €52.39 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 they vacate the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €1450.00 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.

This Order was made by the Residential Tenancies Board on the 12 October 2018.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director