

Residential Tenancies Board

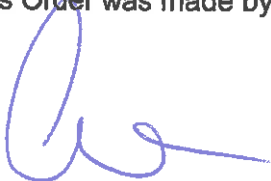
Determination Order

Ref: TR0518-002978/DR0118-40595

In the matter of Alan Walsh, Josephine Walsh [Appellant Tenants] and Geraldine Oliver [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 22nd January 2018 by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at 129 Broadmeadows, Swords, Co. Dublin, is valid.
2. The Appellant Tenants, and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 56 days of the date of issue of this Order.
3. The Appellant Tenants shall continue to pay rent from the 17th July 2018 (the date of the hearing), at the rate of €1,500 per month, or proportionate part thereof at the daily rate of €49.32, 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 Tenants shall permit the Respondent Landlord to inspect the dwelling at least 14 days before the vacate date specified in this Order, on a date and time to be agreed by the parties.
5. The Respondent Landlords shall refund the entire of the security deposit of €1,500 to the Appellant Tenants, on gaining 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 28 September 2018.



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