

Residential Tenancies Board

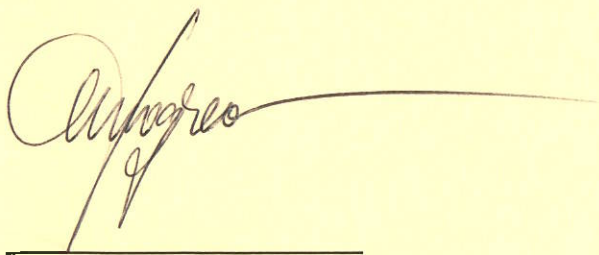
Determination Order

Ref: TR0523-006255/DR0323-83341

In the matter of Richard Glynn and Mary Donnellan [Applicant Tenants] and John McGinley and Jessica McGinley [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 17 November 2022, served by the Respondent Landlords on the Applicant Tenants, in respect of the tenancy of the dwelling at Ashgrove House, Moy, Kinvara, Co. Galway, H91 HW8F ("the Dwelling") is valid.
2. The Applicant Tenants and any other persons residing in the 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 continue to pay any further rent outstanding to the Respondent Landlords from 31 August 2023, being the date of the Tribunal hearing, at the rate of €500.00 per month, or proportionate part thereof at the rate of €16.44 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 Dwelling is vacated by the Applicant Tenants and any other persons residing therein.
4. The Applicant Tenants' claims for breach of landlord obligations, standard and maintenance of dwelling and breach of a fixed term lease are not upheld.

This Order was made by the Residential Tenancies Board on 4 October 2023.

A handwritten signature in dark ink, appearing to read 'Emilia Zagrean', with a long horizontal flourish extending to the right. Below the signature is a solid horizontal line.

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