

## Residential Tenancies Board

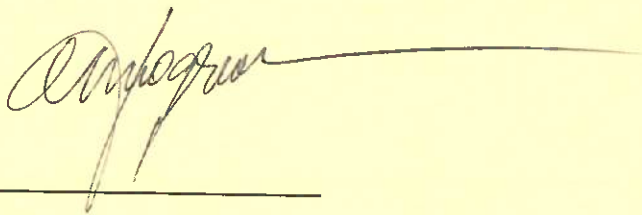
### Determination Order

**Ref: TR0523-006293/DR1022-80646**

In the matter of David Grier, Feidhlim Higgins, Steven Cahill and Gráinne Swanton [Appellant Tenants] and Breda Nolan [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, as amended, determines that:

1. The Appellant Tenants' claim that the tenancy was a multi-tenant tenancy in which the Appellant Tenants were liable only for the individual portion of the total rent for the dwelling is not upheld.
2. The Notice of Termination with a date of service of 1 March 2022 served by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 11 Leinster Park, Harolds Cross, Dublin 6W, is valid.
3. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 28 days of the date of issue of this Determination Order.
4. The Appellant Tenants shall continue to pay the rent and any other charges pursuant to the tenancy as they fall due.
5. The Appellant Tenants shall pay the sum of €13,280 to the Respondent Landlord within a period of 90 days from the date of this Determination Order.
6. The Respondent Landlord shall return the deposit to the Appellant Tenants within a period of 14 days from the date on which the Appellant Tenants vacate the property, subject to any lawful deductions for arrears or damage above and beyond normal wear and tear.
7. In the event that the arrears referred to at 5 above remain wholly or partially undischarged, the Respondent Landlord is entitled to retain all or a portion of the deposit, in full or partial discharge of the aforesaid arrears.

This Order was made by the Residential Tenancies Board on 20 September 2023.



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