

Residential Tenancies Board

Determination Order

Ref: TR0618-003029/DR0418-43326

In the matter of Minerva Adam, Lucian Adrian Adam [Appellant Tenant(s)] and Chris Reilly [Respondent Landlord(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 13 April 2018 on behalf of the Respondent Landlord on the Applicant Tenants in respect of the tenancy in the dwelling at 18 Summerseat Green, Summerseat, Clonee, Dublin 15, is valid.
2. The Applicant Tenants, and all persons, residing in the dwelling at 18 Summerseat Green, Summerseat, Clonee, Dublin 15, shall vacate and give-up possession of the dwelling within a period of seven days of the date of issue of this Order.
3. The Applicant Tenants shall continue to pay rent at the rate of €1,850 per month or proportional part thereof at the rate of €60.82 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof until such a time as the Applicant Tenants and all other persons vacate the dwelling at 18 Summerseat Green, Summerseat, Clonee, Dublin 15.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,850 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up vacant possession of the dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Applicant Tenants application, regarding the invalidity of the Notice of Termination served on the Applicant Tenants on 13 April 2018 in respect of the tenancy in the dwelling at 18 Summerseat Green, Summerseat, Clonee, Dublin 15, is not upheld.

This Order was made by the Residential Tenancies Board on the 4th October 2018.



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