

## Residential Tenancies Board

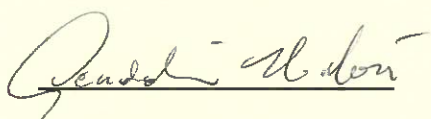
### Determination Order

**Ref: TR0620-004340/DR0220-60534**

In the matter of Kieff Wong, Hao Nan Pei [Appellant Tenants] and Qian Tong Li [Respondent Landlord], 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 6 August 2019, served by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at Apartment 131, Westend Village, Blanchardstown, Dublin 15, is valid.
- (2) The Appellant Tenants and any other persons residing in the dwelling shall vacate and give up possession of the above dwelling within 28 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid-19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid-19) Act 2020, or within 28 days of the issue of this Determination Order, whichever is the latest.
- (3) The Respondent Landlord shall refund the security deposit of €1200.00 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.
- (4) The Appellant Tenants shall also pay any further rent outstanding from 7 January 2021 being the date of the Tribunal Hearing, at the rate of €1,410.00 per month or proportionate part thereof at the rate of €46.36 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 03 March 2021.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director