

Residential Tenancies Board

Determination Order

Ref: TR0623-006368/DR0423-84448

In the matter of James Egan [Appellant Landlord(s)] and Shahabuddin Fazly , Rahila Fazly [Respondent Tenant(s)] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

REF: TR0623-006368

In the matter of James Egan, Appellant Landlord and Shahabuddin Fazly and Rahila Fazly, Respondent Tenants, the Tribunal in accordance with section 108(1) of the Act, determines that:

1. The Notice of Termination served by the Appellant Landlord on the Respondent Tenants on 17th November, 2021 in respect of the tenancy of the dwelling at 48 Shannon Arms, Henry Street, Limerick is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 56 days of the date of issue of the Order.
3. The Appellant Landlord shall refund the entire of the security deposit of €700 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 5th December 2023.



Linda Creighton
Higher Executive Officer
Duly authorised to sign on behalf of the Board