

Residential Tenancies Board

Determination Order

Ref: TR0623-006378/DR0423-84220

In the matter of Eimear Lynch [Applicant Landlord] and Tais Barbosa and Carla Maria Barbosa [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on 22nd June 2022 on the Respondent Tenants in respect of the tenancy of the dwelling at 205 Carnlough Road, Cabra, Dublin 7 D07C1Y6 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 35 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall also continue to pay any further rent outstanding as it falls due, at the rate of €1,600 per month or proportionate part thereof at the rate of €52.60 per day ($\text{€1,600} \times 12 \text{ months} \div 365 \text{ days}$), 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 they vacate the Dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,050 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 10 January 2024.



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