

## **Residential Tenancies Board**

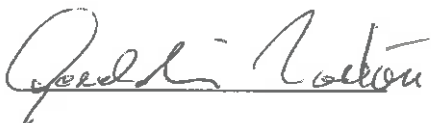
### **Determination Order**

**Ref: TR0719-003849/DR0519-54172**

In the matter of Liga Kalace, Ausma Kalace [Appellant Tenants] and Edward Brendan Brady [Respondent Landlord], 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 Respondent Landlord on the Appellant Tenants on the 9th of April 2019 in respect of the Dwelling at Apartment 6, 25/26 Little Mary Street, Dublin 7 is valid.
2. The Appellant Tenants shall vacate and give up possession of the above dwelling within 21 days of the issue of this Determination Order, or on or before the 12th of January 2020, whichever is the later.
3. The Respondent Landlord shall pay the sum of €1,080 to the Appellant Tenants, within 14 days of the date of issue of this Determination Order, being overpayment of rent charged on foot of an invalid rent review.
4. The Appellant Tenants shall pay any rent outstanding from 8th November 2019, at the rate of €550.00 per month and/or €18.08 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as they vacate the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €550.00 to the Appellant Tenants, on gaining vacant possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 12 December 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director