

Residential Tenancies Board

Determination Order

Ref: TR0719-003872/DR0419-53958

In the matter of Val Issuer Dac [Appellant Landlord] and Naseem Mohamed Naseem, Samah Bengabr [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 2 April 2019 served on behalf of the Appellant Landlord on the Respondent Tenants, in respect of the dwelling at Apartment 12, 5-6 Rosedale Terrace, Clanbrassil Street, Dublin 8, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the dwelling within 42 days of the issue of this Determination Order of the Residential Tenancies Board or by 17 January 2020, whichever is the later.
3. The Respondent Tenants shall pay any further rent due from 6 September 2019, the date of hearing, at the rate of €1,350 per month, together with any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as they vacate the above dwelling.
4. The Appellant Landlord shall refund the entire of the security deposit of €1,000 to the Respondent Tenants upon the Respondent Tenants vacating and giving up 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 17 October 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director