

Residential Tenancies Board

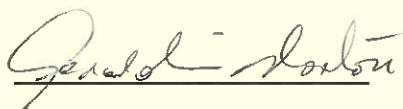
Determination Order

Ref: TR0720-004368/DR0220-60418

In the matter of Muhammad Bazazzadegan and Raoof Bazazzadegan [Appellant Tenants] and Michael Connaughton and Mary Connaughton [Respondent Landlords], 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 17 May 2019, served by the Respondent Landlords on the Appellant Tenants, in respect of the tenancy of the dwelling at 12 Ros Aitinn, Clybaun Road, Knocknacarra, Galway, is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 31 May 2021, or within 42 days of the expiration of any Emergency Period within the meaning of that phrase under s. 2 of the Residential Tenancies Act 2020, or within 42 days of the date of issue of the determination order of the Board, whichever is the later.
3. The Appellant Tenants shall pay any further rent outstanding from 5 February 2021, being the date of the Tribunal hearing, at the rate of €1,032.46 per month or proportionate part thereof at the rate of €33.94 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, in accordance with paragraph 2 above.
4. The Respondent Landlords shall refund the security deposit of €850 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.

This Order was made by the Residential Tenancies Board on 21 April 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director