

## Residential Tenancies Board

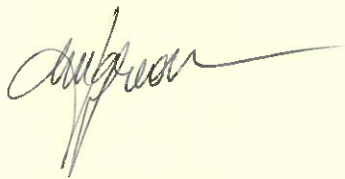
### Determination Order

Ref: TR0822-005645/DR0322-75802

In the matter of Lizzie Gore Grimes, Nicholas Gore-Grimes [Appellant Landlords] and Tanya Beaumont, Richie Banehum [Respondent Tenants] 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 31st of January 2022, served by the Appellant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 8 The Atrium, Block D, The Steelworks, Foley Street, Dublin 1, is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Determination Order.
3. The Respondent Tenants shall pay the total sum of €22,734.20 to the Appellant Landlords, by way of 22 consecutive monthly instalments of €1,000.00 followed by a final payment of €734.20. The said payments to be made on the 15th day of each month following the date of issue of the Determination Order.
4. The enforcement of the Order for such payment of €22,734.20 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenants to the Appellant Landlords, on each due date, until such time as the total sum of €22,734.20 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payment shall immediately become due and owing to the Appellant Landlords.
6. The Respondent Tenants shall pay any rent outstanding from 7th of December 2022, at the rate of €1,600.00 per month and/or €52.60 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.
7. The Appellant Landlords shall refund the entire of the security deposit of €1,600.00 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. The Tribunal hereby notifies the Residential Tenancies Board of this Determination.

This Order was made by the Residential Tenancies Board on 1 February 2023.



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