

Residential Tenancies Board

Determination Order

Ref: TR0919-003963/DR0719-55764

In the matter of Aidan Boulton and Davine Boulton [Appellant Tenants] and Owen Donovan and Erika Gruendig [Respondent Landlords], 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 Landlords on 10th March 2019 on the Appellant Tenants in respect of the tenancy of the dwelling at 21 Dreenane Park, Derrinturn, Co. Kildare is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Appellant Tenants shall continue to pay rent as it falls due from 3rd of October, 2019, being the date of the Tribunal hearing, at the rate of €900.00 per month or proportional part thereof at the rate of €29.59 per day, 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 the Appellant Tenants vacate the above dwelling.
4. The Respondent Landlords shall refund the entire of the security deposit of €700.00 to the Appellant Tenants, upon the Appellant 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 12 December 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director