

Residential Tenancies Board

Determination Order

Ref: TR0919-004012/DR0819-56380

In the matter of Flori Gjinaj, Izabela Gjonaj [Appellant Tenants] and Sinead Kelly [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 on 26 June 2019 by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 20 Woodbrook Hall, Castleknock, Dublin 15, 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 within 28 days of the date of issue of this Order or by 25 January 2020 whichever is the later.
3. The Appellant Tenants shall pay the total sum of €2,091.23 to the Respondent Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from 31 October 2019, being the date of the tribunal hearing, at the rate of €1,700.00 per month or proportional part thereof at the rate of €55.89 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the above dwelling.
5. The Respondent Landlord shall pay to the Appellant Tenants a sum of €150.00 in respect of her breach of obligations in relation to the standard and maintenance of the dwelling.
6. The Respondent Landlord shall refund the entire of the security deposit of €1,700.00 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 28 November 2019.

A handwritten signature in cursive script, reading "Geraldine Norton".

Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director