

## Residential Tenancies Board

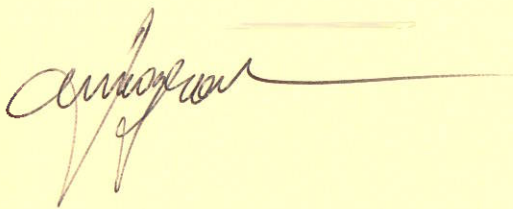
### Determination Order

**Ref: TR0923-006748/DR0723-86869**

In the matter of Laura Byrne [Applicant Landlord] and Bonny Duru and Prince Valentine Eluke [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 the 7th March 2023 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 4 Clayton Hall, Staplestown Road, Carlow, R93X9K6 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 35 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall also pay any further rent outstanding from 2nd February 2024 at the rate of €978 per month or proportional part thereof at the rate of €32.15 per day plus any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as they vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit to the Respondent 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 6 March 2024.



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