

Residential Tenancies Board

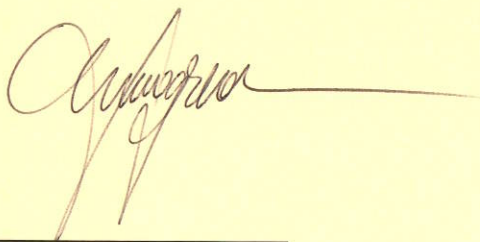
Determination Order

Ref: TR0923-006755/DR0623-86624

In the matter of Suzanne O'Rourke [Applicant Landlord] and Omar Masudi Pene-Kito and Judith Mbuy [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 16th December 2022 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 32 Hamlet Square, Balbriggan, Dublin, 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 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall also pay any further rent outstanding from 29th February 2024, at the rate of €1,760 per month (€57.86 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 they vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,500 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 15 May 2024.



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