

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR1019-004057/DR0719-56060**

In the matter of Mark Reid and Deirdre Reid [Appellant Landlords] and Robert Beer, Joanne Lindsay and Kayleigh Lindsay [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 the 1st July 2019 by the Appellant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 1 Gofton Hall, McKee Avenue, Finglas, Dublin 11, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 120 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall continue to pay the rent due from the date of issue of this Determination Order at the rate of €1,150 per month (or proportional part thereof at the rate of €37.81 per day) unless lawfully varied, and any other charges as set out in the tenancy agreement for each month or part thereof, until such time as the Respondent Tenants vacate the above dwelling.
4. The Appellant Landlords shall pay to the Respondent Tenants the amount of €2,200 within 42 days of the date of issue of this Determination Order, this being compensation for contraventions of the Act, including of section 12(1) and the overpayment of rent up to the date of issue of this Determination Order.
5. When the Respondent Tenants vacate and give up possession of the dwelling, the Appellant Landlords shall promptly return to the Respondent Tenants the deposit of €1,000, less any deductions made in accordance with the Act.

This Order was made by the Residential Tenancies Board on 28 February 2020.



**Geraldine Norton**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**