

## Residential Tenancies Board

### Determination Order

**Ref: TR1022-005769/DR0622-77772**

In the matter of Leticia Valero Perez [Appellant Tenant] and Martin Byrne and Karina Roe [Respondent Landlords], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 12 November 2021, served by the Respondent Landlords on the Appellant Tenant in respect of the tenancy of the dwelling at 161 Grangehall, Dunshaughlin, County Meath, is valid.
2. The Appellant Tenant and all other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 28 days of the issue of this Determination Order.
3. The Respondent Landlords shall refund the security deposit of €950.00 to the Appellant Tenant, upon the Appellant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Appellant Tenant shall continue to pay rent from 31 January 2023, being the date of the Tribunal hearing, to the Respondent Landlords, at the rate of €950.00 per month or proportional part thereof at the rate of €31.23 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 the above dwelling is vacated by the Appellant Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 8 March 2023.



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