

## Residential Tenancies Board

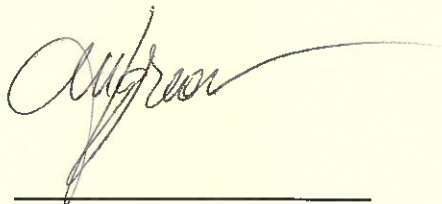
### Determination Order

**Ref: TR1022-005772/DR0622-77665**

In the matter of Edward Quigley [Appellant Landlord] and Ruth Cullen and Triona Jacob [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 by the Appellant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 15 Bridgewater Quay, Islandbridge, Dublin 8, D08DV93 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on 1 April 2023, or within 14 days of the date of issue of this Determination Order, whichever date is the later.
3. The Respondent Tenants shall also pay any further rent outstanding from 1 December 2022, being the date of the tribunal hearing, to the Appellant Landlord at the rate of €1,604 per month or proportionate part thereof at the rate of €52.73 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 Appellant Landlord shall refund the entire of the security deposit of €1,245.00 to the Respondent Tenants, upon the Respondent 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 25 January 2023.



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