

## Residential Tenancies Board

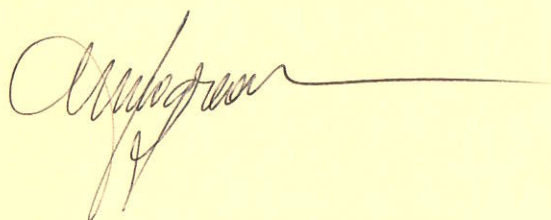
### Determination Order

**Ref: TR1123-006898/DR0423-84387**

In the matter of Jayeesh Kalloor, Bindu Kalloor, Patrick Kalloor [Appellant Tenants] and Donal O'Connell [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Tribunal finds that the Notice of Termination served on 27th June 2022 on behalf of the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at Apartment 97, Temple Gardens, Northwood, Santry, Dublin 9 is valid and the Appellant Tenants are overholding.
2. The Appellant Tenants and all other persons resident in the dwelling shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the sum of €33,600 to the Respondent Landlord in respect of rent arrears for the dwelling within 21 days of the date of issue of this Determination Order.
4. The Appellant Tenants shall pay the sum of €1,400 per month or part thereof (being €46.02 per day) from 2nd December 2023 until the date that they actually vacate and give up possession of the dwelling, unless lawfully varied, together with any other lawful charges as are due under the terms of the lease.
5. The Respondent Landlord shall refund the security deposit of €1,000 to the Appellant Tenants, upon the Appellant Tenants vacating and giving up 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 17 January 2024.



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