

Residential Tenancies Board

Determination Order

Ref: TR1123-006902/DR0723-87467

In the matter of Huda Mohamed and Eamon Lewis [Applicant Tenants] and Bernie Kinsella [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The notice of termination with a date of service of 26 April 2023, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at 3 Rathdown Grove, Dublin 16, D16K2V1, is valid.
2. The Applicant Tenants and any other 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 Landlord shall refund to the Applicant Tenants the security deposit of IR£600 paid or euro equivalent thereof, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Residential Tenancies Act 2004, as amended.
4. The Applicant Tenants shall continue to pay any further rent outstanding at the rate of €1,300 per month, or proportional part thereof at the daily rate of €42.74 (being €1,300 x 12 / 365), along with any other taxes charges as set out in the terms of the tenancy agreement between the parties or any relevant legislation, until such time as the above dwelling is vacated.

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

Residential Tenancies Board