

Residential Tenancies Board


Determination Order

Ref: DR0216-23967, DR0216-24269

In the matter of Malgorzata Powala [Applicant/Respondent Tenant] and Leslie Mannix [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 6th of January 2016 by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 48 Tubberclaire Meadows, Athlumney, Navan, Co. Meath C15 E2AA is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Applicant Tenant shall pay the sum of €2,095.49 to the Respondent Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling offsetting the sum of €240 in respect of vouched expenses incurred by the Applicant Tenant in repairing the property.
4. The Applicant Tenant shall also pay any further rent outstanding from 20th of March 2016, at the rate of €900 per month or proportionate part thereof at the rate of €29.59 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 she vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €875 to the Applicant Tenant, upon the Applicant Tenant 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 15 April 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer

Duly authorised to sign on behalf of the Board