

Residential Tenancies Board

Determination Order

Ref: DR0216-24323

In the matter of Fiona Foley [Applicant Landlord] and Tomas Drgon, Jan Bezucha [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 Applicant Landlord on 6th January 2016 on the Respondent Tenants in respect of the tenancy of the dwelling at 137 the Crescent, Park West Point, Dublin 12 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,250.88 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears of €2,850.88 in addition to damages of €400 for failure to pay rent, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 18th March 2016 to the Applicant at the rate of €1,100 per month or proportionate part thereof at the rate of €36.16 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €975 to the Respondent Tenants, upon the Respondent 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 26 April 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board