

Residential Tenancies Board

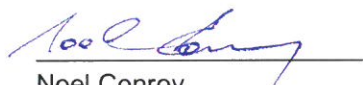
Determination Order

Ref: DR0616-27043

In the matter of James Treacy [Applicant Landlord] and Pawel Zowczak, Ilona Zowczak [Respondent Tenant] 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 on 14th May 2016 on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 4, 3 Main Street, Beau Park, Clongriffin, Dublin 13 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 the Order.
3. The Respondent Tenants shall pay the total sum of €5,206.00 to the Applicant Landlord, within 56 days of the date of issue of the Order, being rent arrears of €4,206.00 plus the sum of €1,000.00 in damages for breach of obligations under section 16(a) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 11th July 2016 to the Applicant Landlord at the rate of €1,150.00 per month or proportionate part thereof at the rate of €37.81 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 €1,150.00 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 19 August 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