

Residential Tenancies Board

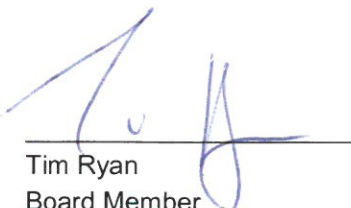
Determination Order

Ref: DR0616-27092

In the matter of James O'Brien, Margaret O'Brien [Applicant Landlords] and Kamil Kalwa, Magda Kalwa [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 on 12 May 2016 by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 13 Lakeview Drive, Lakeside, Kilkenny, 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 14 days of the date of issue of the Order;
3. The Respondent Tenants shall pay the total sum of €774.66 to the Applicant Landlords within 21 days after the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling;
4. The Respondent Tenants shall pay any further rent outstanding from 14 July 2016 at the rate of €750.00 per month, or €24.66 per day where a full month does not apply, 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 Landlords shall refund the entire of the security deposit of €750.00 to the Respondent Tenants, on gaining 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 02 September 2016.



Tim Ryan
Board Member

Duly authorised to sign on behalf of the Board



Claire Diggins
Higher Executive Officer

Duly authorised to sign on behalf of the Board