

## Residential Tenancies Board

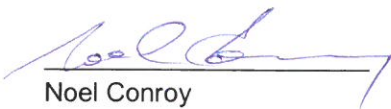
### Determination Order

**Ref: DR1016-29981**

In the matter of Marie Cusack [Applicant Landlord] and Maruisz Owczarek [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

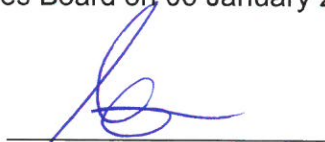
1. The Notice of Termination served by the Applicant on 27th September 2016 upon the Respondent Tenant in respect of the tenancy of the dwelling at 1 Gleneaston Green, Leixlip, County Kildare, W23DD76, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession within 7 days of the date of issue of the Order.
3. The Respondent Tenant shall pay the total sum of €2,634.86 to the Applicant, within 49 days of the date of issue of the Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 23rd November 2016 to the Applicant Landlord at the rate of €390 per month or proportionate part thereof at the rate of €12.82 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 he vacates the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €390 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
6. The RTB has no jurisdiction in respect of the Applicant Landlord's application concerning the Respondent Tenant's contribution to bills.

This Order was made by the Residential Tenancies Board on 06 January 2017.



Noel Conroy  
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien  
Higher Executive Officer

Duly authorised to sign on behalf of the Board