

Residential Tenancies Board

Determination Order

Ref: DR1116-30241


In the matter of Anita Pollock [Applicant Landlord] and Javed Panwar, Farhat Bibi [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 29th September 2015 on the Respondent Tenant in respect of the tenancy of the dwelling at 17 Bluebell Way, Esker Hills, Portlaoise, County Laois 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 56 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €450 to the Applicant, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 14th December 2016 to the Applicant Landlord at the rate of €750 per month or proportionate part thereof at the rate of €24.66 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 Landlord shall refund the entire of the security deposit of €750 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 17 February 2017.



Tim Ryan
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