

## Residential Tenancies Board

### Determination Order

**Ref: DR0318-42306**

In the matter of Liam Naughton, Mary Naughton [Applicant Landlords] and Henryka Gutkowska, Honorata Gutkowska [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination as served on 27 November 2017 by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 11 Mayfield Grove, Athlone, Co. Westmeath, 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 48 days of the date of issue of this Order.
3. The Respondent Tenants shall continue to pay rent to the Applicant Landlords, at the rate of €800.00 per calendar month or proportionate part thereof at the rate of €26.30 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.
4. The Applicant Landlords shall refund the entire of the security deposit of €600.00 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 05 June 2018.



Justin O'Brien  
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