

## Residential Tenancies Board

### Determination Order

**Ref: DR0917-37486**

In the matter of Sergey Ryzhkov [Applicant Tenant] and Ken Fennell (Receiver over certain Assets of Gerard and Patricia Galligan) [Respondent Landlord] 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 Respondent on 31 August 2017 on the Applicant Tenant in respect of the tenancy of the dwelling at 170 The Oaks, Newbridge, Co. Kildare is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on the 13 April 2018.
3. The Applicant Tenant shall also pay any further rent outstanding from 15 December 2017, being the date of the Adjudication hearing, at the rate of €775.00 per month or proportional part thereof at the rate of €25.47 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Applicant Tenant vacates the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €650.00 to the Applicant Tenant, upon the Applicant Tenant 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 13 March 2018.



Justin O'Brien  
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