

## Residential Tenancies Board

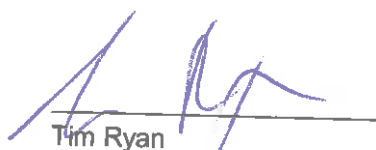
### Determination Order

Ref: DR1117-38796

In the matter of Sean Graham [Applicant Landlord] and Elana Turculet, Vladimir Turculet [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 26 April 2017 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 11 Coolaghknock Avenue, Kildare Town, Co Kildare, 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 this Order.
3. The Respondent Tenants shall pay any further rent outstanding from 06 December 2017, being the date of the Adjudication Hearing, at the rate of €725.00 per month or proportional part thereof at the rate of €23.84 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 the Respondent Tenants vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €675.00 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.

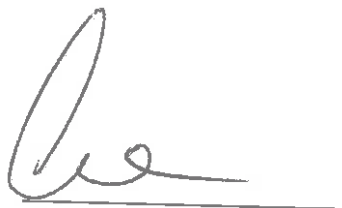
This Order was made by the Residential Tenancies Board on 23 February 2018.



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