

Residential Tenancies Board

Determination Order

Ref: DR1217-39707

In the matter of Denise Gaffney [Applicant Landlord] and Natalia Tsadzikidze, Davit Bashinuridze, Giorgi Bashinuridze, Saba Bashinuridze [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 30 March 2017 concerning the tenancy of the dwelling at 36 Mill Court Avenue, New Nangor Road, Clondalkin, Dublin 22 is valid and the Respondents have been overholding since 14 November 2017;
2. The Respondent Tenants and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of receipt of the Determination Order herein;
3. The Respondent Tenants shall pay any further rent outstanding at the rate of €1,450.00 per month or proportional part thereof at the rate of €47.67 per day and any other charges arising on foot of the tenancy for each month or part thereof, until such time as they vacate the above dwelling;
4. Upon gaining possession of the Dwelling the Applicant Landlord shall return the entirety of the Respondents security deposit in the sum of €1,300.00 less any lawful deductions made in accordance with the Residential Tenancies Acts.

This Order was made by the Residential Tenancies Board on 13 March 2018.



Professor Paddy Gray
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