

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0418-43076**

In the matter of Peter Musto [Applicant Landlord] and Agnieszka Krzyzanska [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

In the matter of Peter Musto [Applicant Landlord] & Agnieszka Krzyzanska [Respondent Tenant], the Residential Tenancies Board, in accordance with Section 97 of the Residential Tenancies Act, 2004, determines that:

1. The Notice of Termination with a service date of 30th March 2018, and served by the Applicant Landlord upon the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 27, The Avenue, Abbeylands, Clane, County Kildare is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,732.62 to the Applicant Landlord within 42 days of the date of issue of the Order. This sum represents rent arrears of €2,332.62 in addition to damages of €400 for failing to pay rent as it falls due in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 18th May 2018, being the date of the adjudication hearing, at the rate of €900 per month or proportionate part thereof at the rate of €29.59 per day until such time as she vacates and gives up possession of the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €900 to the Respondent Tenant, upon the Respondent 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 17 July 2018.



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Paul White

Board Member

Duly authorised to sign on behalf of the Board



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Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Board