

## **Residential Tenancies Board**

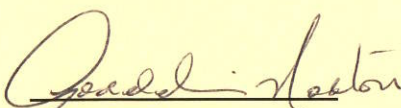
### **Determination Order**

**Ref: DR0123-82257**

In the matter of Derek Smith [Applicant Landlord] and Julia Olteanu, Claudian Ghitoi [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 22nd April 2022, served by the Applicant Landlord, on the Respondent Tenants, in respect of the tenancy of the dwelling at 46 Rosehaven, Carpenterstown Road, Dublin 15, D15YW25, is valid.
2. The Respondent Tenants and any persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the issue of this Determination Order.
3. The Respondent Tenants shall pay any rent outstanding from the 20th March 2023, at the rate of €1,450.00 per month and/or €47.67 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month/day or part thereof, until such time as they vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €1,450 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 31 May 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director