

Residential Tenancies Board

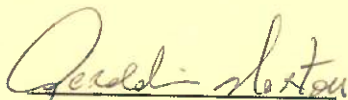
Determination Order

Ref: DR0124-92150, DR0324-94285

In the matter of Ionut Farcau, Izabella Farcau [Applicant/Respondent Tenants] and Liam McCarthy, Sian James [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Remedial Notice of Termination with a date of service of 26/01/2024 served by the Respondent Landlords on the Applicant Tenants, in respect of the tenancy of the dwelling at 207 Maple Woods, Midleton, Co Cork, is valid.
2. The Applicant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of the Determination Order.
3. The Respondent Landlords shall refund the security deposit of €1,350.00 to the Applicant Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Applicant Tenants shall continue to pay any further rent outstanding to the Respondent Landlords from 12/06/2024, being the date of the Adjudication Hearing, at the rate of €1,350.00 per month, or proportionate part thereof at the rate of €44.38 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 above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 10 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director