

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0218-41432**

In the matter of Anna Zalewska, Rafal Krecisz [Applicant Tenant]] and Larea Fa Fund II Dac [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 24 January 2017 by the Respondent Landlord on the Applicant Tenants in respect of the Tenancy of the dwelling at Apartment 19 Leaside Apartments, Grattan Street, Cork City, Co. Cork is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 12 July 2018 or 28 days from the date of this order, whichever is the later date.
3. The Applicant Tenants shall pay the rent at the rate of €725 per month or proportionate 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 they vacate the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €700 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up 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 July 2018.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director