

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0219-51934**

In the matter of Jonathan Kelly [Applicant Landlord] and Rafal Kwiatkowski, Bogdan Zwalinski [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 16th of October 2018, by the representative of the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 1, Little Gerald Griffin Street, Co. Limerick, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall continue to pay rent from the 7th March 2019, the date of the hearing, to the Applicant Landlord, at the rate of €400 per month or proportional part thereof at the rate of €13.15 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by them and any other occupant/s.
4. On gaining vacant possession of the above dwelling, the Applicant Landlord shall refund the entire of any security deposit paid to him by the Respondent Tenants, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 23 May 2019.

\_\_\_\_\_

Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director