

Residential Tenancies Board

Determination Order

Ref: DR0220-60646

In the matter of Sansovino Property Company Limited [Applicant Landlord] and Mateusz Kordek [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 23 December 2019 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 76 Alexander House, Tallaght Cross East, Tallaght, Dublin 24, D24A497 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 42 days of the date of issue of this Order or should that date fall within the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid -19) Act 2020 or as extended by order under section 4 of the Emergency Measures in the Public Interest (Covid -19) Act 2020 within 42 days of the expiration of the aforesaid emergency period.
3. The Respondent Tenant shall pay the sum of €2,823.84 to the Applicant Landlord, within 42 days of the date of issue of this Order, being rent arrears due and owing as of 16 June 2020, being the date of the hearing, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 16 June 2020, at the rate of €1,300 per month or proportionate part thereof at the rate of €42.74 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 he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,200 to the Respondent Tenant, upon the Respondent Tenant 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 02 September 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director