

## Residential Tenancies Board

### Determination Order

Ref: DR0221-67630

In the matter of Tom O'Brien (acting in capacity of Receiver over certain assets of Richard O'Shaughnessy, Landlord) [Applicant Receiver] and Kamila Dobrzynska [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 17 February 2021 served by the Applicant Receiver on the Respondent Tenant in respect of the tenancy of the dwelling at 56 Inis Lua, Father Russell Road, Co. Limerick, V94DR0K is valid.
2. The Respondent Tenant and all persons residing in the above Dwelling shall give up possession and vacate the Dwelling, and return the keys of the Dwelling to the Applicant Receiver or his agent, on or before 1 September 2021 or within 7 days of the issue of this Determination Order in this case, whichever is the later date.
3. The Respondent Tenant shall pay the Applicant Receiver the total sum of €32,000.00 within 70 days of the date of issue of this Order. This sum represents rent arrears from 8 February 2020 up to 7 June 2021 in respect of the tenancy of the above Dwelling.
4. From 8 June 2021 onwards the Respondent Tenant shall also pay the equivalent of the rent at the rate of €2,000.00 per month or €65.75 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, to the Applicant Receiver until such time as she vacates the Dwelling.
5. The Applicant Receiver shall refund the entire of any security deposit to the Respondent Tenant 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 22 September 2021.



Ciara Cronin  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director