

Residential Tenancies Board

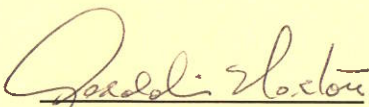
Determination Order

Ref: DR0223-83300

In the matter of James Anderson (Acting in capacity as Receiver/Joint Receivers over the certain assets of Paul Burns, [Applicant Landlord] and Nicolae Muntean, Angela Muntean [Respondent Tenants] 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 16 October 2020 served by the Respondent Landlord on the Applicant Tenant, in respect of the tenancy of the dwelling at 10 Willow Green, Athlone, Co Westmeath, N37 R8D3, is valid.
2. The Applicant Tenant and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 120 days of the date of issue of this Determination Order.
3. The Applicant Landlord shall refund the security deposit of €600.00 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.
4. The Respondent Tenant shall continue to pay any further rent outstanding to the Applicant landlord from 15 June 2023, being the date of the Adjudication Hearing, at the rate of €600.00 per month, or proportionate part thereof at the rate of €19.73 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 Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 23 August 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director