

Residential Tenancies Board

Determination Order

Ref: DR0318-42147

In the matter of Michal Stasiak, Monika Stasiak [Applicant Tenants] and Mark O' Callaghan [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 by the Respondent Landlord on 7 March 2018 on the Applicant Tenants in respect of the tenancy of the dwelling at 12 Belfield Park, Ennis Road, Co. Limerick is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of issue of the Order.
3. The Applicant Tenants shall continue to pay rent to the Respondent Landlord at the rate of €950 per month or proportionate part thereof at the rate of €31.23 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 €950 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Applicant Tenants' claim for penalisation is not upheld.

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