

## **Residential Tenancies Board**

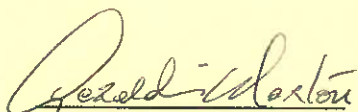
### **Determination Order**

**Ref: DR0319-52499 / DR0319-52649**

In the matter of Maryna Polyanska, Anatoly Polyansky [Applicant/Respondent Tenants] and Thomasina Connell [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 5th February 2019 served by the Respondent/Applicant Landlord on the Applicant/Respondent Tenants in respect of the tenancy of the dwelling at 18 Chestnut Avenue, Esker Hills, Portlaoise, County Laois is valid.
2. The Applicant/Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of the Order.
3. The Applicant/Respondent Tenants shall pay the total sum of €4,683.80 to the Respondent/Applicant Landlord, within 7 days of the date of issue of the Order, being rent arrears of €4,683.80 in breach of Section 16(a)(i) of the Residential Tenancies Act 2004 as amended, in respect of the tenancy of the above dwelling.
4. The Applicant/Respondent Tenants shall also pay any further rent outstanding from 31st May 2019, being the date of the Adjudication hearing, at the rate of €800.00 per month or proportional part thereof at the rate of €26.30 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 Applicant/Respondent Tenants vacate the above dwelling.
5. The Respondent/Applicant Landlord shall refund the entire of the security deposit of €650.00 to the Applicant/Respondent Tenants, upon the Applicant/Respondent Tenants 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 17 July 2019.



**Geraldine Norton**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**