

Residential Tenancies Board

Determination Order

Ref: DR0319-53205

In the matter of Val Issuer DAC [Applicant Landlord] and Nistor Cristian Iosif, Mihaeala Nita [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 19th of November 2018 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Flat 10, 54 South Richmond Street, Dublin 2, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4,950.21 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay the Applicant Landlord any further rent outstanding from the 23rd of April 2019, being the date of the adjudication hearing, at the rate of €860.00 per month or proportional part thereof at the rate of €28.27 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €500.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 14 June 2019.



Grace McCormack Macken

Higher Executive Officer

Duly authorised to sign on behalf of the Director