

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0320-61005**

In the matter of Arlington Novas Ireland Limited [Applicant Landlord] and Daniel Ion and Andrea Calauz [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on 27 January 2020 on behalf of the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 19 Johnstown Gardens, Finglas, Dublin 11 are both valid. The tenancy of the Dwelling terminated on 28 February 2020.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding on or before 1 September 2020 or within 14 days of the issue of this Order, whichever is the later date.
3. The Respondent Tenants shall pay the Applicant Landlords the total sum of €1,000.00 within 14 days of the date of issue of this order (less any amounts that have already been paid by the Respondent Tenants). This sum represents rent arrears up to 10 January 2020 in respect of the tenancy of the above dwelling.
4. From 11 January 2020 onwards the Respondent Tenants shall also pay the equivalent of the rent at the rate of €49.80 per week unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the dwelling.
5. The Respondent Tenants are in breach of their obligation under section 16(h) of the Act and have behaved anti-socially in respect of the tenancy of the above Dwelling.

This Order was made by the Residential Tenancies Board on 23 September 2020.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director