

Residential Tenancies Board

Determination Order

Ref: DR0321-68550

In the matter of Nicolas O Dwyer, Applicant (Acting in Capacity as Receiver over Certain Assets of Ciaran McMahon, and Robert McGreevy) [Applicant Receiver] and Roland Korcsog, Rozsa Ratoti [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 Applicant Receiver on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 5, Old Castle View, Kilgobbin Road, Sandyford, Dublin 18, D18EV81 is valid, and the tenancy of the Dwelling will terminate on 1 February 2022 or within 7 days of the issue of this Order, whichever is the later date.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling, and return the keys of the Dwelling to the Applicant Receiver or his agent, on or before 1 February 2022 or within 7 days of the issue of this Order in this case whichever is the later date.
3. The Respondent Tenants shall pay the Applicant Receiver the total sum of €12,500.00 within 28 days of the date of issue of this Order. This sum represents rent arrears up to 31 July 2021 in respect of the tenancy of the above dwelling.
4. From 1 August 2021 onwards the Respondent Tenants shall also pay the equivalent of the rent at the rate of €1,350.00 per months or €44.38 per day 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 Applicant Receiver shall refund the entire of any security deposit to the Respondent Tenants on gaining 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 10 November 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director