

Residential Tenancies Board

Determination Order

Ref: DR0321-68698

In the matter of Tom Rabbette [Applicant Landlord] and Tadas Andriusaitis, Roberta Ramanauskaite [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 16th February 2021 served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 10 Annaly Close, Ongar, Dublin 15, is valid.
2. The Respondent Tenant, Tadas Andriusaitis, and any other person/s currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenants, Tadas Andriusaitis & Roberta Ramanauskaite, shall pay the sum of €317.90 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling up to the date of service of the Notice of Termination.
4. The Respondent Tenant, Tadas Andriusaitis, shall pay the sum of €4,849.31 to the Applicant Landlord within 14 days of the date of issue of this Order. The said sum being rent arrears from 17th February 2021 to 21st June 2021, the the date of the virtual hearing.
5. The Respondent Tenant, Tadas Andriusaitis, shall also pay any further rent outstanding from 21st June 2021, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €1,180 per month or proportionate part thereof at the rate of €38.79 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by him and any other person/s currently residing therein.
6. The Applicant Landlord shall refund the security deposit of €1,075 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 18 August 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

