

Residential Tenancies Board

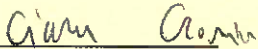
Determination Order

Ref: DR0322-75875

In the matter of Jakub Wojciechowski [Applicant Landlord] and Catriona Folan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 22 February 2022 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 2 Corkbeg Close, Whitegate, Middleton, Co. Cork, P25CP26, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €6,794.38 to the Applicant Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 5 April 2022, being the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €1,350.00 per month or proportionate part thereof at the rate of €44.38 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 the dwelling is vacated by her and by any and all other occupants.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,350.00 to the Respondent Tenant, upon the Respondent Tenant 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 15 June 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director