

Residential Tenancies Board

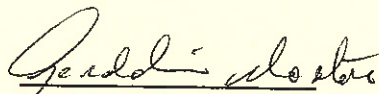
Determination Order

Ref: DR0322-76084

In the matter of Owenass Developments Ireland LTD T/A ONS Ireland [Applicant Landlord] and Muhammad Anwar, Jelena Girucka [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 30/08/2021, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 136 Rinuccini Court, Dublin Road, Portlaoise, Co Laois, is valid.
2. The Respondent Tenants and any 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 Order.
3. The Respondent Tenants shall pay the sum of €5,054.00 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 any further rent outstanding from 5/05/2022, being the date of the Adjudication Hearing, at the rate of €1,013.00 per month or proportionate part thereof at the rate of €33.30 per day, unless lawfully varied, and any other charges as 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 the Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall be entitled to retain the the security deposit of €850.00 and set it off against rent arrears.

This Order was made by the Residential Tenancies Board on 20 July 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director