

Residential Tenancies Board

Determination Order

Ref: DR0418-43259

In the matter of Sonya Keniry [Applicant Landlord] and Sergey Basmanovs [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 the 11th December 2017, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 101 Killegland Hall, Ashbourne Village, Ashbourne, Co. Meath, 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 Order;
3. The Respondent Tenant shall continue to pay rent from 29th May 2018, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €750 per month or proportional part thereof at the rate of €24.66 per day, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling;
4. The Applicant Landlord shall refund the entire of the security deposit of €750 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 31 July 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director