

Residential Tenancies Board

Determination Order

Ref: DR0419-53788

In the matter of David Spier [Applicant Landlord] and Maros Penxa, Martina Slobodnikova [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant on 26th March 2018 on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 56 The Tannery, 53-56 Cork Street, Dublin 8 is valid.
2. The Respondent Tenants and all 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 continue to pay any further rent outstanding from 23rd May 2019, being the date of the Adjudication hearing, at the rate of € 1097.00 per month or proportional part thereof at the rate of € 36.07 per day unless lawfully varied and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenants vacate the above dwelling.
4. The Landlord shall refund the entire of the security deposit of €850.00 to the Respondent Tenants, upon the Respondent Tenants 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 12 July 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director