

Residential Tenancies Board

Determination Order

Ref: DR0421-69039

In the matter of Alan Bruce Pension Fund [Applicant Landlords] and Remigiusz Maksymik [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 29 December 2020 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 54 Carrigdhoun, South Douglas Road, Co. Cork, T12NF89, 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 pay the sum of €26,387.76 to the Applicant Landlord, within 28 days of the date of issue of this Order, being rent arrears due and owing as of 18 June 2021, being the date of the hearing, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 18 June 2021, being the date of hearing, at the rate of €1,500 per month or proportionate part thereof at the rate of €49.32 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 dwelling is vacated by him and by all other current occupants.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,450 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up 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

