

Residential Tenancies Board


Determination Order

Ref: DR0422-76486

In the matter of Stephen Tennant & Nicholas O'Dwyer Applicant (Acting in capacity as Receiver over the certain assets of Daragh Raftery Landlord) [Applicant Landlords] and Irma Alminas, Deividas Alminas [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 6/09/2021, served by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at Seefin, Craughwell, Co. Galway, H91T2X3, is valid.
2. The Notice of Termination with a date of service of 11/01/2022, served by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at Seefin, Craughwell, Co. Galway, H91T2X3, is valid.
3. The Respondent Tenants and any other person(s) residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 14 days of the date of issue of this Determination Order.
4. The Respondent Tenants shall pay the total sum of €32,289.00 to the Applicant Landlords, within 14 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
5. The Respondent Tenants shall continue to pay rent from 16/11/2022, being the date of the Adjudication Hearing, to the Applicant Landlords at the rate of €1,500.00 per month or proportionate part thereof at the rate of €49.31 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 above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 11 January 2023.



Emilia Zagrean
Higher Executive Officer
Duly authorised to sign on behalf of the Director