

Residential Tenancies Board

Determination Order

Ref: DR0522-77090, DR0422-76780

In the matter of Marco Migliorelli [Applicant/Respondent Landlord] and Natalia Prohorova, Matteo Basilico [Applicant/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 11/04/2022, served by the Applicant/Respondent Landlord on the First Named Applicant/Respondent Tenant, in respect of the tenancy of the dwelling at 51 Kilkee House, Clare Village, Malahide Road, Dublin 17, D17AC81, is valid.
2. The Notice of Termination with a date of service of 11/04/2022, served by the Applicant/Respondent Landlord on the Second Named Applicant/Respondent Tenant, in respect of the tenancy of the dwelling at 51 Kilkee House, Clare Village, Malahide Road, Dublin 17, D17AC81, is invalid.
3. The First Named Applicant/Respondent Tenant shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Determination Order.
4. The First and Second Named Applicant/Respondent Tenants shall pay the total sum of €3,100.00 to the Applicant/Respondent Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears of €3,100.00, in respect of the tenancy of the dwelling at 51 Kilkee House, Clare Village, Malahide Road, Dublin 17, D17AC81.
5. The First Named Applicant/Respondent Tenant shall also pay any further rent outstanding from the 21st day of June, 2022, being the date of the virtual hearing, to the Applicant/Respondent Landlord, at the rate of €900.00 per month or proportionate part thereof at the rate of €29.59 per day, unless lawfully varied, plus any other charges provided under the terms of the tenancy agreement, for each month or part thereof until such time as the dwelling is vacated by her.
6. The Second Named Applicant/Respondent Tenant shall continue to pay rent from the 21st day of June, 2022, being the date of the virtual hearing, to the Applicant/Respondent Landlord, at the rate of €900.00 per month, 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 Second Named Applicant/Respondent Tenant.

This Order was made by the Residential Tenancies Board on 17 August 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director