

Residential Tenancies Board

Determination Order

Ref: DR0519-54173

In the matter of Gillian Murray [Applicant Landlord] and Pavel Rutkovskij, Laila Talente [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 on the 4th April 2019, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 25 The Paddocks, Termonfeckin, Co. Louth, A92X5R5, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Order.
3. The Respondents Tenants shall pay the total sum of €52.60 to the Applicant Landlord, within 7 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 4th June 2019, being the date of the Adjudication hearing, to the Applicant Landlord, at the rate of €800 per month or proportional part thereof at the rate of €26.30 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €800 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 29 July 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director