

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0519-54296**

In the matter of Oliver Cribbin, Liam Hughes [Applicant Landlords] and Krysztof John, Piotr Kubiak, Anna Racis [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 17th January 2019 and served on the 16th January 2019, by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 2 Applewood Drive, Swords, Co. Dublin, 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 35 days of the date of issue of this Order.
3. The Respondent Tenants shall continue to pay rent to the Applicant Landlords, at the rate of €1,404.00 per month or proportional part thereof at the rate of €46.15 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 and any other occupant/s vacate the above dwelling.
4. The Applicant Landlords shall refund the entire of the security deposit of €1300.00 to the Respondent Tenants, on gaining vacant possession of the above dwelling, less any amount properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 22 August 2019.



Claire Diggin

Assistant Director

Duly authorised to sign on behalf of the Director