

Residential Tenancies Board

Determination Order

Ref: DR0519-54725

In the matter of Colette Durcan, Michael Durcan [Applicant Landlords] and Vasilica Anghel (Munteanu) [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served on 29 December 2018 and 9 May 2019 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 45 The Meadows, Ballaghadereen, Co. Roscommon, are valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2676.15 to the Applicant Landlords, within 35 days of the date of issue of this Order. This sum of €2676.15 being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 8 July 2019, being the date of the adjudication hearing, to the Applicant Landlords, at the rate of €400.00 per month or proportional part thereof at the rate of €13.15 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 the above dwelling is vacated by him and any other occupants.
5. The Applicant Landlords shall refund the entire of the security deposit of €400.00 to the Respondent Tenant, upon the Respondent Tenant 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 August 2019.


Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director