

Residential Tenancies Board


Determination Order

Ref: DR0521-69389, DR0321-68696

In the matter of Martina Hanly [Applicant/Respondent Landlord] and Katarynza Zymanczyk Montsko [Respondent/Applicant Tenant] 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 8 March 2021 served by the Applicant/Respondent Landlord on the Respondent/Applicant Tenant in respect of the tenancy of the dwelling at 78 Grianard, Ardnacassa, Co. Longford, N39X5W6 is valid.
2. The Respondent/Applicant Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 28 days of the date of issue of this Order.
3. The Respondent/Applicant Tenant shall pay the sum of €6,300 to the Applicant/Respondent Landlord, within 28 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent/Applicant Tenant shall also pay any further rent outstanding from 8 July 2021, being the date of the Adjudication Hearing, at the rate of €250 per week or proportionate part thereof at the rate of €35.72 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as the above dwelling is vacated by her and all other persons residing therein.
5. The Applicant/Respondent Landlord shall refund the security deposit of €1,000 to the Respondent/Applicant Tenant, on gaining 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 15 September 2021.


Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director