

Residential Tenancies Board

Determination Order

Ref: DR0521-69999

In the matter of Michael Lavelle, Daire Coffey [Applicant Landlords] and Viorel Rostas, Maria Muntaen [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 1st March 2021, served by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at Apartment 30, Swan Hall, Belgard Square, Tallaght, Dublin 24, 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 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €33,748.08 to the Applicant Landlords, 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 Tenants shall also pay any further rent outstanding from 23rd August 2021, being the date of the adjudication hearing, to the Applicant Landlords, at the rate of €1,406.17 per month or proportionate part thereof at the rate of €46.23 per day, unless lawfully varied, plus 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 the Respondent Tenants and any other person/s residing therein.

This Order was made by the Residential Tenancies Board on 27 October 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

