

Residential Tenancies Board

Determination Order

Ref: DR0619-55103

In the matter of James Collins [Applicant Landlord] and Vitali Babi, Liudmyla Babi [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 5th November 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 141 Bracken Court, Donnybrook, Douglas, Co. Cork, T12HPV2, 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 Respondent Tenants shall continue to pay rent from the 6th August 2019, being the date of the adjudication, to the Applicant Landlord, at the rate of €850 per month or proportional part thereof at the rate of €27.95 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month part thereof, until such time as they vacate the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €750 to the Respondent Tenants, 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 17 October 2019.



Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director