

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0621-70330**

In the matter of Jennifer Daly, William Declan McDonagh [Applicant Landlords] and Sona Tulejova, Josef Skop [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 10th May 2021, served by the Applicant Landlords on the Respondent Tenants in respect of the tenancy of the dwelling at 57 Meadowbank, Baile na Deise, Co. Waterford, X91EV6K, is valid.
2. The Respondent Tenants, and all other persons currently residing in the above dwelling, shall vacate and give up possession of the dwelling within 21 days of the date of issue of this Determination Order.
3. The Applicant Landlords are entitled to retain the deposit paid on behalf of the Respondent Tenants at the outset of the tenancy in the amount of €1,200.00 for damage to the dwelling in excess of ordinary wear and tear.
4. The Respondent Tenants shall pay the sum of €180.00 to the Applicant Landlords within 21 days of the date of issue of this Determination Order. This sum represents rent arrears of €180.00 in respect of the aforementioned tenancy.
5. The Respondent Tenants shall also pay any further rent outstanding from 2nd September 2021, being the date of the virtual adjudication hearing, to the Applicant Landlords, at the rate of €1,200.00 per month or proportionate part thereof at the rate of €39.45 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 all other persons currently residing therein.

This Order was made by the Residential Tenancies Board on 26 January 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director