

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0622-77844**

In the matter of Ann Finnan, Michael Finnan [Applicant Landlords] and Magdalena Wiewiora, Pawel Hajduk [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 25 August 2021 served by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 22 New Bawn Drive, Tallaght, Dublin 24, D24HCN5, is valid.
2. The Respondent Tenants, 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 Determination Order.
3. The Respondent Tenants shall continue to pay rent from 7 September 2022, 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, 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 dwelling is vacated by the Respondent Tenants and all other persons residing therein.
4. The Applicant Landlords shall refund the security deposit of €1,200.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 26 October 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director