

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0717-35935**

In the matter of Christopher Finneran [Applicant Landlord] and Barie Vekeva, Silviya Andrianova [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 1st December 2016 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 12 Royal Canal Bank, Phibsboro, Dublin 9, is invalid.
2. The Notice of rent increase served on the 1st July 2017 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the above dwelling is valid.
3. The Respondent Tenants shall pay the total sum of €660.00 to the Applicant Landlord, within 90 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 the 3rd September 2018 being the date of the Adjudication hearing, at the rate of €1,430.00 per month or proportionate part thereof until such time as they vacate and give up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 15 November 2018.



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Claire Diggin  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director