

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0718-46477**

In the matter of Tom O'Brien (Receiver over certain Assets of Kevin O'Sullivan) [Applicant Landlord] and Mabi Gajurel, Arti Kumar Bodhee [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notices of Termination served by the Applicant Landlord on the Respondent Tenants and dated 25 May 2018 in respect of the tenancy of the dwelling at Apartment 1, 11 Deanswift Square, Francis Street, Dublin 8 are valid in accordance with s.64A of the Act;
2. The Respondent Tenants and all persons 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 Determination Order;
3. The Respondent Tenants shall pay the total sum of €12,706.71 in respect of arrears of rent up to the date of the Adjudication hearing, to the Applicant Landlord, within 7 days of the issue of this Order.
4. The Respondent Tenants shall also pay any further rent outstanding from and including 17 August 2018 at the rate of €1,090.00 per month or proportional part thereof at the rate of €35.84 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenants vacate the above dwelling.

This Order was made by the Residential Tenancies Board on 17 October 2018.



Claire Diggin

Higher Executive Officer

Duly authorised to sign on behalf of the Director