

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0719-55547**

In the matter of John Ryan [Applicant Landlord] and Adriana Piwowar and Stanislay Woroniuch [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 by the Applicant's Representative on 2 May 2019 on the Respondent Tenants in respect of the tenancy of the dwelling at 25 Coolbawn Court, Midleton, Co. Cork is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 21 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3282.60 to the Applicant Landlord, within 56 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 28 August 2019, being the date of the Adjudication hearing, at the rate of €850.00 per month or proportional part thereof at the rate of €27.95 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.
5. The Landlord shall refund the entire of the security deposit of €850.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up 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 14 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director