

Residential Tenancies Board

Determination Order

Ref: DR0719-55646

In the matter of Ballycorney Limited [Applicant Landlord] and Damien Serwatka [Respondent Tenant] 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 15th May 2019, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 82 Ceol na hAbhann, Caherconlish, Co. Limerick, V94H XK3, is valid.
2. The Respondent Tenant, and any other person/s 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 Order.
3. The Respondent Tenant shall pay the total sum of €6,035.08 to the Applicant Landlord, within 14 days of the date of issue of this Order, being rent arrears, up the 12th August, the date of the adjudication, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the 12th August 2019, to the Applicant Landlord, at the rate of €900 per month or proportional part thereof at the rate of €29.59 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as he vacates the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €900 to the Respondent Tenant, on gaining 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 03 October 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director