

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0819-56348**

In the matter of Joseph Cosgrave [Applicant Landlord] and Mircea-Alexandru Timoftei and Lenuta-Corina Pascaniuc [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 on 6th July 2019 on the Respondent Tenant in respect of the tenancy of the dwelling at Apt 144 Hampton Square, Navan Road, Dublin 7, 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 28 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3665.91 to the Applicant, 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 11th September 2019, being the date of the Adjudication hearing, at the rate of €1150 per month or proportional part thereof at the rate of €37.80 per day 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 €1,150 to the Respondent Tenant, upon the Respondent Tenant 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 22 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director