

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR0819-56694**

In the matter of ENERCON GmbH Irish Branch [Applicant Landlord] and Justin Black and Alexandra Black [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 27 August 2019 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Charlesfield, Lyre, Banteer, Cork is valid, and the tenancy of the Dwelling terminated on 26 September 2019.
2. The Respondent Tenants and all persons residing in the above dwelling shall give up possession and vacate the dwelling in which they are in unlawful occupation and over-holding, and return the keys of the Dwelling to the Applicant's agent, on or before 20 November 2019 or within 7 days of the issue of this Order whichever is the later date.
4. The Respondent Tenants shall pay the Applicant Landlord the total sum of €4920.40 within 28 days of the date of issue of this Order. This sum represents rent arrears up to 31 August 2019 of €2,800.00, plus electricity charges of €2,120.40 in respect of the tenancy of the above dwelling.
4. From 1 September 2019 onwards the Respondent Tenants shall also pay the equivalent of the rent at the rate of €700.00 per months or €23.01 per day unless lawfully varied, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit to the Respondent Tenants 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 14 November 2019.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director