

Residential Tenancies Board

Determination Order

Ref: DR0918-48870

In the matter of James Sherlock [Applicant Landlord] and Peter Dudziak, Eric Dudziak [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 Landlord on 30 August 2018 on the Respondent Tenants in respect of the tenancy of the dwelling at 61 Ormond Keep, Nenagh, Co. Tipperary 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 14 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €1763.18 to the Applicant Landlord, within 49 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 pay any further rent outstanding from 30 November 2018, being the date of the Adjudication hearing, at the rate of €675.00 per month or proportional part thereof at the rate of €22.19 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 Applicant Landlord shall refund the entire of the security deposit of €550.00 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 08 February 2019.



Emer Morrissey
Higher Executive Officer

Duly authorised to sign on behalf of the Director