

## Residential Tenancies Board

### Determination Order

Ref: DR0921-72403

In the matter of Farrell and Lawless Partnership [Applicant Landlord] and Bartłomiej Kszczotek, Zaneta Socha, Michał Puszko [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 6 August 2021, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 3 The Works, Inchicore Terrace South, Dublin 8, D08N6W4 is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 10 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the sum of €18,000.00 to the Applicant Landlord, within 48 days of the date of issue of this Determination 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 25 November 2021, being the date of the Adjudication Hearing, at the rate of €1,800.00 per month or proportionate part thereof at the rate of €64.00 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 02 March 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director