

Residential Tenancies Board

Determination Order

Ref: DR1018-49163

In the matter of North City Builders Limited [Applicant Landlord] and Marks Johanstals, Renata Gavriluka [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 on the 25th June 2018, by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 2, Block 4, Cois Abhainn, Clane, Co. Kildare, is valid.
2. The Respondent Tenants, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenants shall continue to pay rent from the 18th December 2018, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €875.00 per month or proportional part thereof at the rate of €28.77 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they vacate and give up possession of the above dwelling.
4. The Applicant Landlord shall refund the entire of the security deposit of €825.00 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 21 February 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director