

Residential Tenancies Board

Determination Order

Ref: DR1018-49464, DR1018-48971

In the matter of Robert Pawel Kowalczyk, Paulina Kowalczyk [Applicant/Respondent Tenants] and Nuala Halloran [Respondent/Applicant Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 21st September 2018 served by the Applicant/Respondent Landlord on the Applicant/Respondent Tenants in respect of the tenancy of the dwelling at 103C, Childers Heights, Dublin Road, Ballina, County Mayo is valid.
2. The Applicant/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 Applicant/Respondent Tenants shall pay any further rent from 14th November 2018, being the date of the Adjudication hearing, at the rate of €165.00 per week or proportional part thereof at the rate of €23.57 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each week or part thereof, until such time as the Applicant/Respondent Tenants vacate the above dwelling.
4. The Applicant/Respondent Landlord shall refund the entire of the security deposit of €715.00 to the Applicant/Respondent Tenants, upon the Applicant/Respondent Tenants vacating and giving up 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.



Gary Byrne

Higher Executive Officer

Duly authorised to sign on behalf of the Director