

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1019-57877**

In the matter of Stephen Tennant [Applicant] (In his capacity as Receiver over the certain assets of Paddy Burke Builders, Landlord) and Artis Lapins and Aida Melinauskaite [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 26th October 2018 served by the Applicant on the Respondent Tenants in respect of the tenancy of the dwelling at 231 Bru na Sionna, Shannon, County Clare, V14X286, is valid.
2. The Respondent Tenants, and any other person(s) residing in the above dwelling, shall vacate and give up vacant possession of the above dwelling within seven days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €4,298.26 to the Applicant, within 7 days of the date of issue of this Order, being rent arrears of €4,298.26 in breach of Section 16(a)(i) of the Act, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 26th November 2019, being the date of the Adjudication Hearing, to the Applicant, at the rate of €700.00 per month or proportionate part thereof at the rate of €23.01 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 the above dwelling is vacated by the Respondent Tenants and any other person(s) residing therein.
5. The Applicant shall refund the security deposit of €700.00 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 30 January 2020.



**Emer Morrissey**  
**Assistant Director**

Duly authorised to sign on behalf of the Director