

Residential Tenancies Board

Determination Order

Ref: DR1118-49975

In the matter of Ingrida Paulauskiene [Applicant Tenant] and Victoria Tsedryk, Alexander Tsedryk [Respondent Landlords] 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 Respondent Landlords on 6th November 2018 on the Applicant Tenant in respect of the tenancy of the dwelling at 7 Dun Emer Park, Lusk, Co. Dublin is valid.
2. The Applicant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 9th February 2019 or within 28 days of the date of issue of this Order, whichever is the later.
3. The Applicant Tenant shall also pay any further rent outstanding from 18th December 2018, being the date of the Adjudication hearing, at the rate of €1,800 per month or proportional part thereof at the rate of €59.18 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 Applicant Tenant vacates the above dwelling
4. The Respondent Landlords shall refund the entire of the security deposit of €1,800 to the Applicant Tenant, upon the Applicant Tenant vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Applicant Tenant's application regarding breach of landlord obligations under the Act in failing to allow the Applicant Tenant peaceful and exclusive occupation of the Rented Dwelling and an invalid rent review, in respect of the tenancy of the above dwelling, are not upheld.

This Order was made by the Residential Tenancies Board on 07 March 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director