

## **Residential Tenancies Board**

### **Determination Order**

**Ref: DR1119-58804**

In the matter of Bartek Przybylski [Applicant Tenant] and Michael Noble [Respondent Landlord] 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 22nd October 2020, served by the Respondent Landlord on the Applicant Tenant in respect of the tenancy of the dwelling at 2 Castlefield Way, Killincarrig, Greystones, County Wicklow, is valid.
2. The Applicant Tenant and any other person residing in the above dwelling shall vacate and give up possession of the above dwelling on or before 02 June 2020 or within 14 days of the date of issue of the Determination Order, whichever is the later.
3. The Applicant Tenant shall continue to pay rent from 09th March 2020, being the date of the adjudication hearing, to the Respondent Landlord at the rate of €1,664.00 per month or proportionate part thereof at the rate of €54.71 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 above dwelling is vacated by the Applicant Tenant and any other persons residing therein.
4. The Respondent Landlord shall refund the entire of the security deposit of €1,200.00 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.

This Order was made by the Residential Tenancies Board on 02 June 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director