

## Residential Tenancies Board

### Determination Order

**Ref: DR1122-81442**

In the matter of Sean Connolly [Applicant Landlord] and Simona Lupu, Cristian David Mihalache [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 7th October 2022 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at Kilcornan, Oldtown Road, Celbridge, Naas, Co. Kildare, W23RK80 is valid.
2. The Respondent Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within twenty-one days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €9,673.00 to the Applicant Landlord, within seven days of the date of issue of this Order, being rent arrears of €9,673.00 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 11th May 2023, being the date of the Adjudication hearing, at the rate of €1,160.00 per month or proportional part thereof at the rate of €38.14 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 Respondent Tenants and any other persons residing therein.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,160.00 to the Respondent Tenants, upon the 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 June 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director