

Residential Tenancies Board

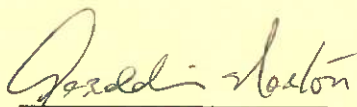
Determination Order

Ref: DR1123-90398

In the matter of Duc Minh Duong [Applicant Landlord] and Vita Sils, Agris Sils, Virginia Petrauskaite [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 05 October 2023 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 71 Ardkeen, Cavan, H12D218 is valid.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the sum of €19,062.64 to the Applicant Landlord, within 7 days of the date of issue of this Order, being rent arrears in the sum of €14,062.64 due and owing as of the hearing date, together with damages in the sum of €5,000 for breach of Tenants obligations in failing to pay the rent as it fell due in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from 03 April 2023 being the date of the hearing, at the rate of €1,600 per month or proportionate part thereof at the rate of €52.61 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 they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,600 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 24 July 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director