

## Residential Tenancies Board

### Determination Order

Ref: DR1220-66887

In the matter of Kieran Boyde [Applicant Landlord] and Nikolina Zgela, Ivo Anusic, Katia Anusic [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 27 November 2020 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling at 16 Awbeg, River Valley, Mallow, Co. Cork is valid. The tenancy of the dwelling terminated on 11 January 2021.
2. The Respondent Tenants and all persons residing in the above dwelling shall vacate the dwelling on or before 1 July 2021 or within 14 days of the issue of this Order whichever is the later date. Upon vacating the Respondent Tenants shall return the keys of the dwelling to the Applicant Landlord or their representative.
3. The Respondent Tenants shall pay to the Applicant Landlord the sum of €3,400.00 within 14 days of the issue of this Order. This sum represents rent arrears in respect of the tenancy of the above dwelling up to 14 October 2020.
4. From 15 October 2020 onwards the Respondent Tenants shall also pay the equivalent of the monthly rent at the rate of €850.00 per month or €27.94 per day unless lawfully varied to the Applicant Landlord, and any other charges set out in the terms of the tenancy agreement, until such time as they vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of any security deposit to the Respondent Tenants on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
6. The Respondent Tenants shall immediately make contact with the Applicant Landlord or their representative by email to discuss payment of the rent arrears.

This Order was made by the Residential Tenancies Board on 23 June 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director

