

Residential Tenancies Board

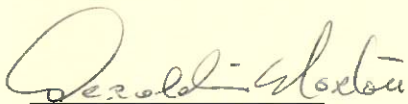
Determination Order

Ref: DR1022-80366, DR1022-80664

In the matter of Alison Kavanagh [Applicant/Respondent Landlord] and Ronan Donnery, Sigita Zonberga [Applicant/Respondent Tenants] 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 September 2022 served by the Applicant/Respondent Landlord on the Applicant/Respondent Tenants in respect of the tenancy of the dwelling at 16 Boroimhe Alder, Swords, Co. Dublin, is valid.
2. The Applicant/Respondent Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Applicant/Respondent Tenants shall pay the total sum of €13,750.00 to the Applicant/Respondent Landlord, within 28 days of the date of issue of this Determination Order. The €13,750.00 being rent arrears for the period from March 2022 up to 20 February 2023, the date of the adjudication hearing. For the avoidance of doubt, the said sum is in addition to the sum due and owing by reasons of this Determination Order with a reference number of DR1221-74368.
4. The Applicant/Respondent Tenants shall also pay any further rent outstanding from 20th February 2023, the date of the (virtual) adjudication hearing, to the Applicant/Respondent Landlord, at the rate of €1,250.00 per month or proportional part thereof at the rate of €41.10 per day, unless lawfully varied, plus any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as they actually vacate and give up possession of the dwelling.
5. On gaining vacant possession of the dwelling, the Applicant/Respondent Landlord shall return the €1,250.00 deposit to the Applicant/Respondent Tenants subject to any lawful deductions for arrears and/or for damage in excess of normal wear and tear. For the avoidance of doubt, the Applicant/Respondent Landlord is entitled to retain the deposit in partial discharge of any arrears herein which remain outstanding on the date that the Applicant/Respondent Tenants actually vacate and give up possession of the dwelling.

This Order was made by the Residential Tenancies Board on 15 March 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director