

## **Residential Tenancies Board**

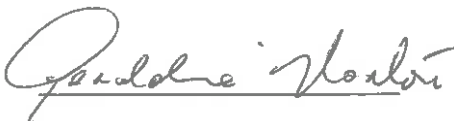
### **Determination Order**

**Ref: TR0120-004168/DR1219-59216**

In the matter of Katarzyna Siembida, Jaraslaw Banasiak [Applicant Tenants] and Noeleen Walsh [Respondent Landlord], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 28th of May 2019 by the Respondent Landlord on the Applicant Tenants in respect of the tenancy of the dwelling at 319 Tirellan Heights, Headford Road, Galway H91E63H is valid.
2. The Applicant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 119 days of the expiration of the emergency period as defined in section 3 of the Emergency Measures in the Public Interest (Covid - 19) Act 2020 or as extended by order under section 4 of the Emergency Act the Emergency Measures in the Public Interest (Covid -19) Act 2020.
3. The Applicant Tenants shall continue to pay rent at the rate of €761.63 per month or proportionate part thereof at the rate of €25.04 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.
4. The Respondent Landlord shall refund the entirety of the security deposit of €750.00 to the Applicant Tenants, upon the 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 16 July 2020.



Geraldine Norton  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director