

Residential Tenancies Board

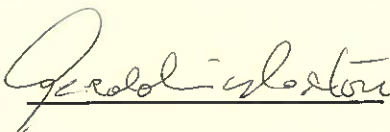
Determination Order

Ref: TR0121-004641/DR1020-65846

In the matter of Nicholas Neamtu and Ioana Christina Nazaru [Appellant Tenants] and Graham Nolan [Respondent Landlord], 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 8th of October 2020 served by the Respondent Landlord on the Appellant Tenants, in respect of the tenancy of the dwelling at Apartment 17, Rosebank View, Ninth Lock Road, Clondalkin, Dublin 22, is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the sum of €9202.00 to the Respondent Landlord, within 28 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from the 24th of May, 2021, being the date of the Tribunal Hearing, at the rate of €1,744.00 per month (from the 1st of June, 2021) or proportionate part thereof at the rate of €57.34 per day (from the 1st of June, 2021), unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.
5. The Respondent Landlord shall refund the security deposit of €1,744.00 to the Appellant Tenants, upon the Appellant 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 07 July 2021.



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