

## **Residential Tenancies Board**

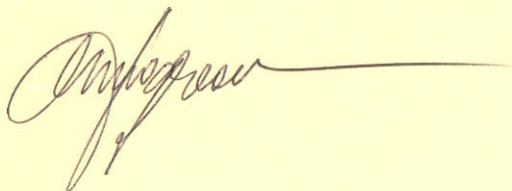
### **Determination Order**

**Ref: TR0123-005927/DR0722-78628**

In the matter of Romana Nawrot and Michal Nawrot [Appellant Tenants] and Adam Wallace [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 by the Respondent Landlord on 23 November 2021 on the Appellant Tenants in respect of the tenancy of the dwelling at 25 Vartry Avenue, Raheen, Limerick, is valid.
2. The Appellant Tenants and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall also pay any further rent outstanding from 10 May 2023, being the date of the Tribunal hearing, at the rate of €900 per month or proportional part thereof at the rate of €29.59 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 the Appellant Tenants vacate and give up possession of the above dwelling.
4. The Respondent Landlord shall refund the entire of the security deposit of €700 to the Appellant Tenants upon the Appellant Tenants vacating and giving up vacant 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 12 July 2023.



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Emilia Zagrean  
Higher Executive Officer  
Duly authorised to sign on behalf of the Director