

Residential Tenancies Board

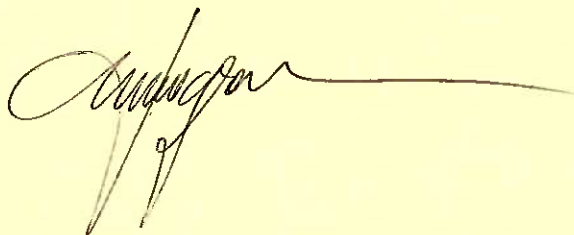
Determination Order

Ref: TR0224-007231/DR0623-86453

In the matter of Zuzana Sadecka, Verena Zapka, Elodie Bonfiglio [Appellant Tenants] and Pauline Smith [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 5th April 2023 served by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the dwelling at 6 Wynnsward Park, Dublin 14, D14V215, is valid.
2. The Appellant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 28 days of the date of the issue of this Determination Order.
3. The Appellant Tenants shall continue to pay any further rent outstanding to the Respondent Landlord from the date of the hearing at a rate of €1,665 per month or proportion or part thereof at the rate of €54.74 per day unless lawfully varied and any other charges as set out in the terms of the tenancy agreement for each month/week or part thereof until such time as the above dwelling is vacated by the Appellant Tenants and any other persons residing therein.
4. The Respondent Landlord shall refund the security deposit 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 Act. Such sum to be paid as follows: €500 to the First named Appellant Tenant; €400 to the Second named Appellant Tenant and €650 to the Third named Appellant Tenant.

This Order was made by the Residential Tenancies Board on 5 June 2024.



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