

Residential Tenancies Board

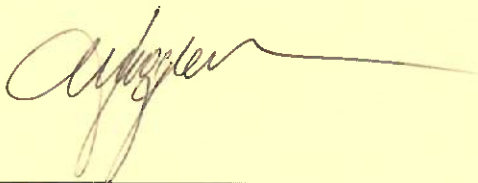
Determination Order

Ref: TR0224-007252/DR0923-89302

In the matter of Katarzyna Najda and Mariusz Najda [Appellant Tenants] and Winter Citywest Partnership [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 9th November 2023 served by the Respondent Landlord on the Appellant Tenants in respect of the tenancy of the Dwelling at Apartment 24, Block D, Foxford House, Station Road, Dublin 15, D15X0DY, is valid.
2. The Respondent Tenants and all persons residing in the Dwelling shall vacate and give up possession of the Dwelling within 28 days of the date of issue of this Determination Order.
3. The Appellant Tenants shall pay the total sum of €21,366.75 to the Respondent Landlord by way of 12 consecutive instalments at a rate of €1,750.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €366.75 in the immediately succeeding month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €21,366.75, in respect of the tenancy of the dwelling at Apartment 24, Block D, Foxford House, Station Road, Dublin 15, D15X0DY.
4. The Appellant Tenants shall pay any further rent outstanding from 13th June 2024, being the date of the Tribunal hearing, at the rate of €2,016.00 per month or proportionate part thereof at the rate of €66.28 per day, 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 Dwelling is vacated by the Appellant Tenants and any other persons residing therein, in accordance with paragraph 2 above.
5. The Respondent Landlord shall refund the security deposit of €1,950.00 to the Appellant Tenants, upon their 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 17 July 2024.



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