

## **Residential Tenancies Board**

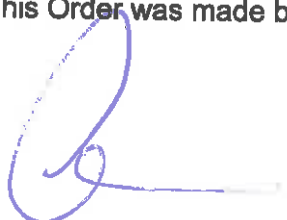
### **Determination Order**

**Ref: TR0319-003602/DR1118-50051**

In the matter of Zanna Dmitrjuka [Appellant Tenant], Igors Obuhovskis (Tenant) and Marie 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 by the Respondent Landlord on the Tenants in respect of the tenancy of the dwelling at 9 The Willows, Fota Rock, Carrigtwohill, Co. Cork is valid;
2. The Tenants and all persons residing in the above dwelling, shall vacate and give up possession of the dwelling thirty days after the date of issue of the Determination Order whichever is the later.
3. The Tenants shall pay any further rent outstanding to the Respondent Landlord from the 28 May, 2019, being the date of the Tribunal hearing, at the rate of €700.00 per month or proportionate part thereof, at the rate of €23.01 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 above dwelling is vacated by the Tenants and all persons residing therein.
4. The Respondent Landlord shall refund the entire of the security deposit of €800.00 to the 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 22 July 2019.



Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director