

Residential Tenancies Board

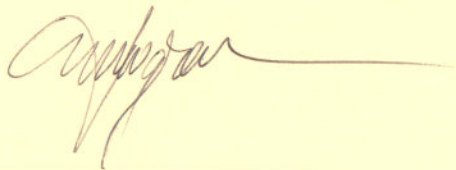
Determination Order

Ref: TR0324-007365/DR1223-92015

In the matter of Orkstake Ltd [Appellant Landlord] and Jakub Lewandowski, Magdalena Szuba [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated the 29 January 2024 served by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the Dwelling at Apartment 12, Block A, The Plaza, Cruise Park, Tyrrelstown, Dublin 15, D15DK65, 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 the Determination Order.
3. The Respondent Tenants shall pay the total sum of €4,632.00 to the Applicant Landlord, within 28 days of the date of issue of the Determination Order, being rent arrears of €4,632.00 due and owing up to the date of the Tribunal hearing.
4. The Respondent Tenants shall pay any further rent outstanding from 11 June 2024, being the date of the Tribunal Hearing, at the rate of €1,544.00 per month or proportionate part thereof at the rate of €50.76 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 Respondent Tenants and any other persons residing therein, in accordance with paragraph 2 above.
5. The Applicant Landlord shall refund the security deposit of €500.00 to the Respondent 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