

Residential Tenancies Board

Determination Order

Ref: TR0418-002940/DR0118-40135

In the matter of Anna Rycharska, Jack Rycharsk [Appellant Tenants] and Dan Mulvihill [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 6 December 2017 on the Respondent Tenant in respect of the tenancy of the dwelling at 69 Cluain Cairn, Station Road, Carrigtowohill, Co. Cork, 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 21 days of the date of issue of this Order.
3. The Appellant Tenants shall pay the total sum of €2,925.00 to the Respondent Landlord, within 90 days of the date of issue of this Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Appellant Tenants shall also pay any further rent outstanding from the 2 July 2018 to the Respondent Landlord at the rate of €1,150.00 per month or proportionate part thereof at the rate of €37.80 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 they vacate the above dwelling.
5. The Landlord shall refund the entire of the security deposit of €925.00 to the Respondent Tenant, upon the Respondent Tenant 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 24 August 2018.



Carolyn O'Brien
Higher Executive Officer
Duly authorised to sign on behalf of the Director