

Residential Tenancies Board

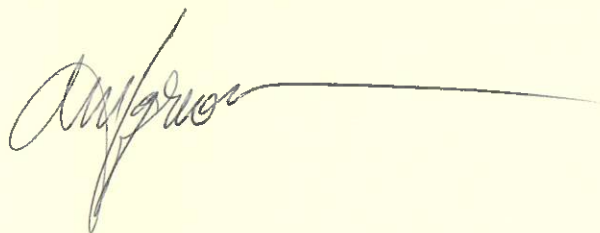
Determination Order

Ref: TR0722-005577/DR0322-76004

In the matter of Christine Xie [Appellant Landlord(s)] and Brigitta Kozak, Krisztian Lakatos [Respondent Tenant(s)] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 8 March, 2022, served by the Respondent Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 39, The Anchorage, Bettystown, Meath, A92AK64, is valid;
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 42 days of the date of issue of the Determination Order;
3. The Respondent Tenant shall pay the total sum of €1961.26 to the Respondent Landlord, within 30 days of the date of issue of the Determination Order, in respect of the tenancy of the dwelling at Apartment 39, The Anchorage, Bettystown, Meath, A92AK64, Ireland, being rent arrears of €2961.26, having deducted €1000.00 for the Landlord's breach of her obligations pursuant to Section 12 (1)(b) of the Act for failure to carry out necessary repairs, in respect of the tenancy of the dwelling at Apartment 39, The Anchorage, Bettystown, Meath, A92AK64, Ireland.
4. The Respondent Tenants shall continue to pay her agreed portion of the rent for the dwelling to the Appellant Landlord, from the 11 January, 2023, being the date of the Tribunal Hearing, at the rate of €280.00 per month, 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 Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 15 February 2023.



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