

Residential Tenancies Board

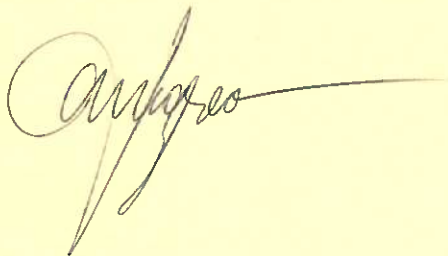
Determination Order

Ref: TR0723-006494/DR0323-83325

In the matter of Kamil Tracz [Appellant Tenant] and Jonathan Long [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 on 09/01/2023 by the Respondent Landlord on the Appellant Tenant in respect of the tenancy of the dwelling at 14 Ashfield Court, Bray, Co Wicklow, A98HT73 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Appellant Tenant shall pay the sum of €23,977.00 to the Respondent Landlord, within 56 days of the date of issue of this Determination Order, being rent arrears in respect of the tenancy of the above dwelling of €18,977.00 plus damages for overholding on valid notice of termination in the amount of €5,000.00.
4. The Appellant Tenant shall also pay any further rent outstanding from 13th September 2023 at the rate of €2,050.00 per month or proportional part thereof at the rate of €67.40 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.
5. The Respondent Landlord shall refund the entire of the security deposit of €1,840.00 to the Appellant Tenant, on gaining 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 18 October 2023.



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