

## Residential Tenancies Board

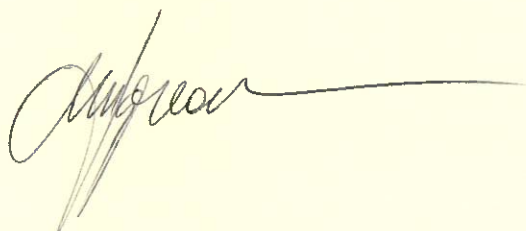
### Determination Order

**Ref: TR0822-005656/DR0422-76859**

In the matter of Collen Assets Trading Limited [Appellant Landlord] and Tomas Surpikas and Irina Millerod [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 10 August, 2020, served by the Appellant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at Apartment 163, The Plaza, Shangan Road, Dublin 9, D09TX89 is valid.
2. The Respondent Tenants and all other persons residing in the above dwelling shall vacate and give up vacant possession of the above dwelling within a period of 28 days of the date of issue of this Determination Order.
3. The Appellant Landlord shall refund the security deposit of €1,800.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
4. The Respondent Tenants shall continue to pay rent from 28 October, 2022, being the date of the Tribunal hearing, to the Appellant Landlord, at the rate of €800.00 per month or proportional part thereof at the rate of €26.30 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Respondent Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 1 March 2023.



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