

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR0918-003242/DR0718-46625**

In the matter of John Walsh [Appellant Landlord] and Vladimir Zinenko [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 22nd June 2018 by the Appellant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling 15 Gort na gCloch, New Street, Ballinrobe, Co. Mayo, 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 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €6,482.94 to the Appellant Landlord within 84 days of the date of issue of this Order. This sum represents rent arrears of €6,482.94 in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 21st March 2019, being the date of the Tribunal hearing, at the rate of €430.00 per month or proportional part thereof at the rate of €14.14 per day, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part hereof, until such time as the Respondent Tenant vacates the above dwelling.
5. The Appellant Landlord shall refund the entire of the security deposit of €430.00 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 25 April 2019.



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