

Residential Tenancies Board

Determination Order

Ref: TR1117-002668/DR0817-36573

In the matter of Mr. Edward Casey [Applicant Landlord] and Marius Tureatca and Georgiana-Maria Tureatca [Respondent Tenants], the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 5th of September 2017, by the Applicant Landlord's Representative on the Respondent Tenants, in respect of the tenancy of the dwelling at 48 Rosebank Place, Clondalkin, Dublin 22, Ireland, is valid.
2. The Respondent Tenants 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 the Order.
3. The Respondent Tenants shall pay the total sum of €3,463.25 to the Applicant Landlord, within 14 days of the date of issue of the Order, being rent arrears of €2,463.25 and damages in the amount of €1,000.00 for breach of their tenant obligations to facilitate inspections of the dwelling at reasonable intervals and not to cause a nuisance to the Applicant Landlord or occupants of neighbouring dwellings, as provided for in sections 3.11 and 3.15 of the Letting Agreement, in respect of the tenancy of the above dwelling.
4. The Respondent Tenants shall also pay any further rent outstanding from the 7th of October 2017, being the date immediately following the date of the Adjudication hearing, at the rate of €1,352.00 per month or proportional part thereof at the rate of €44.45 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 the Respondent Tenants vacate the above dwelling.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,352.00 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

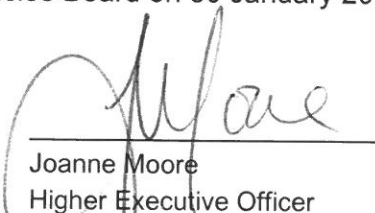
This Order was made by the Residential Tenancies Board on 30 January 2018.



Tim Ryan

Board Member

Duly authorised to sign on behalf of the Board



Joanne Moore

Higher Executive Officer

Duly authorised to sign on behalf of the Board