

Residential Tenancies Board

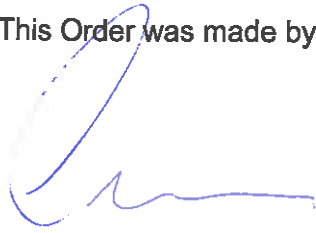
Determination Order

Ref: TR1118-003383/DR1018-49410

In the matter of Kevin White [Appellant Landlord] and Sven Spollen-Behrens, Antonia Spollen Behrens [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 18 September 2018, by the Appellant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 41 Villiers Road, Rathgar, Dublin 6, is valid.
2. The Respondent Tenants, and all other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 42 days of the date of issue of this Order.
3. The Respondent Tenants shall pay the total sum of €3,244.00 to the Respondent Landlord, within 28 days of the date of the issue of this Order. This sum represents rent arrears of €3,244.00 in respect of the tenancy of the above dwelling up to and including the monthly rent payment of €3,244.00 due on the 1 January 2019.
4. The Respondent Tenants shall also pay any further rent outstanding from and including the 1 February 2019, to the Appellant Landlord, at the rate of € 3,244.00 per month or proportional part thereof at the rate of €106.65 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 they and all other occupants vacate the above dwelling.
5. The Appellant Landlords shall refund the entire of the security deposit of €3,000.00 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.

This Order was made by the Residential Tenancies Board on 15 March 2019.



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