

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR1119-004078/DR0819-56664**

In the matter of Patricia Josephine Cullen [Appellant Landlord] and Genadijs Kozemjakins [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 by the Appellant Landlord on the Respondent Tenant on 12th August 2019 in respect of the tenancy of the dwelling at 178 Broadmeadows, Swords, Co. Dublin is valid.
2. The Respondent Tenant shall vacate and give up vacant possession of the above dwelling within 7 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall continue to pay rent from 20th December 2019, being the date of the Tribunal hearing, to the Appellant Landlord, at the rate of €1,355.00 per month or proportional part thereof at the rate of €44.55 per day, unless lawfully varied, and any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by him.
4. The Appellant Landlord shall refund the entire of the security deposit of €1300.00 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 27 February 2020.



**Geraldine Norton**

**Higher Executive Officer**

**Duly authorised to sign on behalf of the Director**