

## **Residential Tenancies Board**

### **Determination Order**

**Ref: TR1123-006983/DR0423-84971**

In the matter of Declan Taite (acting as Receiver over the certain assets of David Coleman) [Appellant Landlord] and Radoslav Pilarski [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 12 July 2022 in respect of the tenancy of the dwelling at 19 Swan Hall, Belgard Square West, Tallaght, Dublin 24, D24K240 is valid. 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 Determination Order.
2. The Respondent Tenant shall also pay any further rent outstanding from 22 May 2024 being the date of the Tribunal hearing, at the rate of €1,432 per month or proportional part thereof at the rate of €47.07 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 Tenant vacates and gives up possession of the above dwelling.
3. The Appellant Landlord shall refund the entire of the security deposit of €1,150 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 3 July 2024.



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