

Residential Tenancies Board

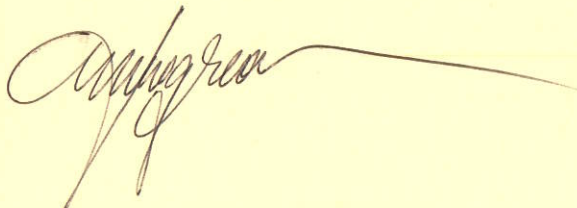
Determination Order

Ref: TR1223-006989/DR1023-89600

In the matter of Dara Kavanagh [Applicant Landlord] and Ula Humnicka [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a service date of 1 September 2023 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 203, Block A, The Park, Clon Brugh, Aiken's Village, Dublin 18, D18PP26, 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 Determination Order.
3. The Respondent Tenant shall pay the sum of €4,584.00 to the Applicant Landlord by way of 3 consecutive instalments at the rate of €1,528.00 per calendar month, on or before the 28th day of each month, commencing the next month after the issue of this Determination Order. The sum of €4,584.00 represents rent arrears due and owing in respect of the tenancy in the said dwelling up to the date of the hearing.
4. The Respondent Tenant shall also pay any further rent outstanding from the date of the hearing, at the rate of €1,528.00 per month or proportional part thereof at the rate of €50.23 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.
5. The Applicant Landlord shall refund the entire of the security deposit of €1,100.00 to the Respondent Tenant, on gaining 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 22 May 2024.



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