

## Residential Tenancies Board

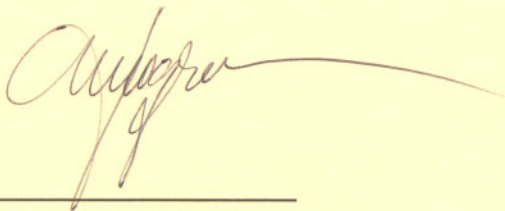
### Determination Order

**Ref: TR1223-007017/DR0423-84311**

In the matter of Justin Feeney [Appellant Landlord] and Rafal Belczewsk and Artur Wykrzyk [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 31 March 2023 and a vacate date of 1 October 2023 served by the Appellant Landlord on the Respondent Tenants, in respect of the tenancy of the Dwelling at 31 Sycamore Drive, Highfield Park, Galway is valid.
2. The Respondent Tenants and any other persons residing in the Dwelling shall vacate and give up possession of the Dwelling within 60 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall continue to pay any further rent outstanding to the Appellant Landlord from 4 June 2024 being the date of the Tribunal Hearing, at the rate of €1800 per month, or proportionate part thereof at the rate of €59.18 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 Dwelling is vacated by the Respondent Tenants and any other persons residing therein.
4. The Appellant Landlord shall refund the security deposit of €2000 to the Respondent Tenants, upon the Respondent Tenants vacating and giving up possession of the Dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
5. The Appellant Landlord shall pay to the Respondent Tenants the sum of €544.72 within 14 days of the date of issue of this Determination Order, the said sum being the overpayment by the Tenants of rent due for the Dwelling up to the date of the Tribunal hearing on 4 June 2024.

This Order was made by the Residential Tenancies Board on 17 July 2024.



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