

Residential Tenancies Board

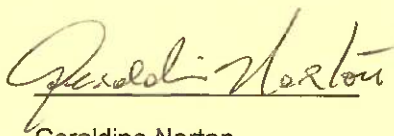
Determination Order

Case Reference: DR0006200

In the matter of Owen O'Brien (Applicant Landlord) and Arunas Zvigaitis, Erika Driaudzikaite (Respondent Tenants) the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004 as amended, determines that:

1. The Notice of Termination with a date of service of 8 May 2025, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 4 Riverview Mews, Casement Rd, Bandon, Cork, PT2N126, Ireland is valid.
2. The Respondent Tenant and any other 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 the Determination Order.
3. The Respondent Tenant shall pay the sum of €26,000 to the Applicant Landlord, within 28 days of the date of issue of the Determination Order, being rent arrears in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from 23 June 2026, being the date of the Adjudication Hearing, at the rate of €1,400 per month or proportionate part thereof at the rate of €46.03 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month/week or part thereof, until such time as the above dwelling is vacated by the Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on the 9th of September 2026.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director