

## Private Residential Tenancies Board

### Determination Order

**Ref: DR0116-23660**

In the matter of Mark Mc Donnell [Applicant Landlord] and Olabishiyetonde Olaseni [Respondent Tenant] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served by the Applicant Landlord on the Respondent Tenant on the 10th July 2015 in respect of the tenancy of the dwelling at 75 Whatley Hall, Archerswood, Dublin 15 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 Order.
3. The Respondent Tenant shall pay the total sum of €1250 to the Applicant Landlord in 12 consecutive monthly payments of €100 on the 24th day of each month followed by one payment of €50 on the 24th day of the immediately succeeding month commencing on the 24th day of the month immediately following the date of issue of the Order being rent arrears of €1250 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €1250 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €1250 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the monthly instalments shall act to cancel any further deferral and the balance due at the date of default of any such monthly payments shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 11 March 2016.

  
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Tim Ryan  
Board Member

Duly authorised to sign on behalf of the Board

  
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Janette Fogarty  
Assistant Director

Duly authorised to sign on behalf of the Board