

Private Residential Tenancies Board

Determination Order

Ref: DR1115-22578

In the matter of Gerry Keogh [Applicant Landlord] and Kristap Museibous, Wasfy Helaly, Gita Mugina [Respondent Tenants] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

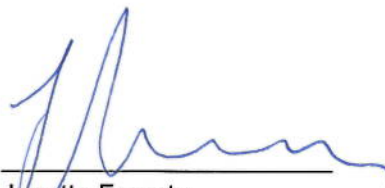
1. The Notice of Termination served by the Applicant on the 1st May 2015 on the Respondent Tenants in respect of the tenancy of the dwelling at Flat 3, 89 South Circular Road, Dublin 8 is invalid.
2. The Respondent Tenants shall pay the total sum of €2700 to the Applicant Landlord in 5 consecutive monthly payments of €500 on the 28th day of each month, followed by one payment of €200 on the 28th day of the immediately succeeding month, commencing on the 28th day of the month immediately following the date of issue of the Order, being rent arrears of €2700 in respect of the tenancy of the above dwelling.
3. The Respondent Tenants shall also pay any further rent outstanding from 11th December 2015 at the rate of €800 per month, 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 they vacate the above dwelling.
4. The enforcement of the Order for such payment of €2700 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments made by the Respondent Tenants to the Applicant Landlord on each due date until the sum of €2700 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 shall immediately become due and owing to the Applicant Landlord.

This Order was made by the Private Residential Tenancies Board on 05 February 2016.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Janette Fogarty
Assistant Director

Duly authorised to sign on behalf of the Board