

Residential Tenancies Board

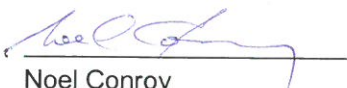
Determination Order

Ref: DR1116-30199

In the matter of European Property Fund Plc [Applicant Landlord] and Bobby Chukwukama Dim, Lisa Dim [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

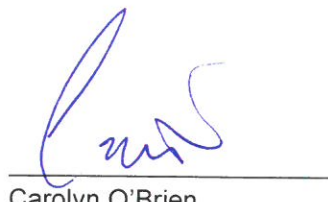
1. The Notice of Termination served on 26/09/16 by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 16 Cruise Park Court, Tyrrelstown, Dublin 15 is invalid;
2. The Respondent Tenant shall pay the total sum of €6,345.00 to the Applicant Landlord, in 6 equal consecutive installments at the rate of €1,000.00 per calendar month, on the 28th day of each month, followed by one further installment of €345.00 in the immediately succeeding month commencing the next month after the issue of the Order. This sum represents rent arrears of €6,345.00 in respect of the tenancy of the above dwelling.
3. The enforcement of this Order for such payment of €6,345.00 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 €6,345.00 has been paid in full.
4. 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 payment shall immediately become due and owing to the Applicant Landlord.
5. The Respondent Tenants shall also pay any further rent outstanding from the 29 November 16 to the Applicant Landlord at the rate of €1,400.00 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.

This Order was made by the Residential Tenancies Board on 06 January 2017.



Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board



Carolyn O'Brien
Higher Executive Officer

Duly authorised to sign on behalf of the Board