

Private Residential Tenancies Board

Determination Order

Ref: TR0615-001217/DR0315-17149

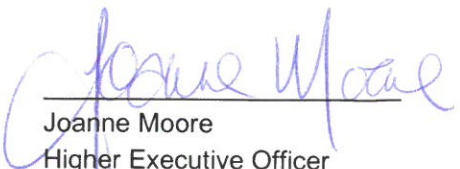
In the matter of Istvan Kontz [Appellant Tenant] and Tommy Hopkins [Landlord], Jim Hamilton (Receiver over certain assets of Tommy Hopkins), David O'Connor (Receiver over certain assets of Tommy Hopkins) [Respondents] the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 6 October 2014 by the Respondents on the Appellant Tenant in respect of the tenancy of the dwelling at Apartment 45, The Gravel Walk Court, 52 Blackhall Place, Dublin 7 is valid.
2. The Appellant Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling within 84 days of the date of issue of this Order.
3. The Appellant Tenant shall pay the total sum of €11,166 to the Respondents being rent arrears due in 55 equal consecutive payments of €200 per month on the 28th day of each month commencing on the 28th day of the month immediately following the date of issue of the Order followed by one further payment of €166 on the 28th day of the immediately ensuing month.
4. The enforcement of the Order for such payment shall be deferred and the total sum owing will be reduced by the value of the cumulative monthly instalments made to the Respondent on each due date until the total sum of €11,166 has been paid in full.
5. For the avoidance of doubt any default in the payment 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 Respondents.
6. The Appellant Tenant shall also pay any further rent outstanding from 10 September 2015 at the rate of €730 per month, or at a rate of €24 per day where a full calendar month does not apply, unless lawfully varied and any other charges as set out in the tenancy agreement for each month or part thereof until such time as he vacates and gives up possession of the dwelling.

This Order was made by the Private Residential Tenancies Board on 27 October 2015.


Noel Conroy
Board Member

Duly authorised to sign on behalf of the Board


Joanne Moore
Higher Executive Officer

Duly authorised to sign on behalf of the Board