

Residential Tenancies Board


Determination Order

Ref: DR1217-39758


In the matter of Gabriel Flanagan [Applicant Landlord] and Sarah Taylor [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on 24 October 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 28 Clune Road, Finglas, Dublin 11 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 €19,604.10 to the Applicant Landlord, in 98 equal consecutive instalments at the rate of €200.00 per calendar month, on the 28th day of each month, followed by one further instalment of €4.10 in the immediately succeeding month commencing the next month after the issue of this Order. This sum represents rent arrears of €19,604.10, in respect of the tenancy of the above dwelling.
4. The Respondent Tenant shall also pay any further rent outstanding from the date of the hearing, 26 February 2018, at the rate of €1,100.00 per month or proportionate part thereof at the rate of €361.16 per day, 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 she vacates the above dwelling.
5. The enforcement of this Order for such payment of €19,604.10 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 €19,604.10 has been paid in full.
6. 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.

This Order was made by the Residential Tenancies Board on 20 April 2018.



Tim Ryan
Board Member
Duly authorised to sign on behalf of the Board



Claire Diggin
Higher Executive Officer
Duly authorised to sign on behalf of the Board