

Residential Tenancies Board

Determination Order

Ref: DR0119-51293

In the matter of Cill Dara Housing Company Limited by Guarantee [Applicant Landlord] and Dieudonne Ngongo [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 the 30th November 2018 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 61 Mount Carmel, Newbridge, Co. Kildare, is valid.
2. The Respondent Tenant and all persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 1st July 2019 or within 7 days of the date of issue of this Order, whichever is the later.
3. The Respondent Tenant shall pay the total sum of €7,609.90 to the Applicant Landlord, in 65 equal consecutive instalments at the rate of €116 per calendar month, on the 28th day of each month, followed by one further instalment of €69.90 in the immediately succeeding month, commencing the next month after the issue of this Order. This sum represents rent arrears of €7,609.90 in respect of the tenancy of the dwelling at 61 Mount Carmel, Newbridge, Co. Kildare.
4. The enforcement of this Order for such payment of €7,609.90 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 €7,609.90 has been paid in full.
5. The Respondent Tenant shall also pay any further rent outstanding from 18th February 2019, being the date of the Adjudication hearing, at the rate of €73.00 per week or proportional part thereof at the rate of €10.43 per day and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as the Respondent Tenant vacates the above dwelling.
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 18 April 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director