

Residential Tenancies Board

Determination Order

Ref: DR0122-74807

In the matter of Oaklee Housing Trust [Applicant Landlord] and Conor Mulligan [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 16th November 2021, on behalf of the Applicant Landlord, on the Respondent Tenant, in respect of the tenancy of the dwelling at 10 Mac Uilliam Avenue, Block F, Fortunestown Way, Tallaght, Dublin 24, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the above dwelling within 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €1,877.25 to the Applicant Landlord, by way of 75 consecutive weekly payments at the rate of €25.00 per week, payment due on the Monday of each week, followed by one payment of €2.25, due for payment on the Monday of the 76th week, commencing on the Monday of the week immediately following the week of issue of this Determination Order. This sum of €1,877.25 being rent arrears up to the 16th March 2022, the date of the (virtual) hearing, in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €1,877.25 shall be deferred and the total sum owing shall be reduced by the cumulative sum paid in the weekly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €1,877.25 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the weekly instalments shall act to cancel any further deferral and the balance due at the date of default of any such weekly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from the 16th March 2022, the date of the (virtual) hearing, to the Applicant Landlord, at the rate of €52.15 per week or proportionate part thereof at the rate of €7.45 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each week or part thereof, until such time as the dwelling is vacated by him and by any other occupants.

This Order was made by the Residential Tenancies Board on 22 June 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director