

Residential Tenancies Board

Determination Order

Ref: DR0218-40885

In the matter of Targeted Investment Opportunities [Applicant Landlord] and Tadhg Reddan [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 20 December 2017 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Flat 3, 7 Victoria Street, Portobello, Dublin 8, D08X3A2, is valid.
2. The Respondent Tenant, and any other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 14 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €15,591.84 to the Applicant Landlord, by way of 15 consecutive monthly instalments at the rate of €1,000.00 per month, payable on or before the 28th day of each month, followed by one further instalment of €591.84, payable on or before the 28th day of the 16th month, commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €15,591.84, in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €15,591.84 will be deferred and the total sum owing reduced by the cumulative sum paid in the monthly instalments by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €15,591.84 has been paid in full.
5. 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.
6. The Respondent Tenant shall also pay the Applicant Landlord any further rent outstanding from 24 April 2018, being the date of the adjudication hearing, at the rate of €750.00 per month or proportional part thereof at the rate of €24.66 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 he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 31 July 2018.

A handwritten signature in blue ink, consisting of a large loop followed by a horizontal stroke.

Carolyn O'Brien

Higher Executive Officer

Duly authorised to sign on behalf of the Director