

Residential Tenancies Board

Determination Order

Ref: DR0321-68551

In the matter of Upstairs Property Ltd [Applicant Landlord] and Vasile Urs, Hoha Ioan Macedon, Hoha Flori [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 25 February 2021, served by the Applicant Landlord on the Respondent Tenants, in respect of the tenancy of the dwelling at 6 Luttrell Park Close, Carpensterstown, Castleknock, Dublin 15, is valid.
2. The second and third named Respondent Tenants 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 second and third named Respondent Tenants shall pay the total sum of €8,939.18 to the Applicant Landlord by way of 8 consecutive instalments at the rate of €1,000.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €939.18 on or before the 28th day of the immediately succeeding month, commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €8,939.18 in respect of the tenancy of the above dwelling.
4. The second and third named Respondent Tenants shall also pay any further rent outstanding from 30 June 2021, being the date of the Adjudication Hearing, at the rate of €1,850.00 per month, or proportionate part thereof at the rate of €60.82 per day, unless lawfully varied, and any other charges as provided for under the terms of the tenancy agreement for each month or part thereof, until such time as the above dwelling is vacated by the second and third named Respondent Tenants and any other persons residing therein.
5. The enforcement of this Determination Order for such payment of €8,939.18 will be deferred and the total sum owing will be reduced by the cumulative sum paid in monthly instalments, by the second and third named Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €8,939.18 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.
7. The Applicant Landlord shall refund the sum of €1,050 from the security deposit of €1,850.00 to the first named Respondent Tenant within 14 days of the date of issue of

this Determination Order, being his portion of the security deposit, in respect of the tenancy of the above dwelling.

8. The Applicant Landlord shall refund the balance of the security deposit in the sum of €800.00 to the second and third named Respondent Tenants, upon their vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 01 September 2021.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director