

Residential Tenancies Board

Determination Order

Ref: DR0322-76191

In the matter of Knight Issuer DAC [Applicant Landlord] and Dheyaa Zainy, Safa Alkaabi [Respondent Tenants] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination dated 7th January 2022 by the Applicant Landlord on the Respondent Tenants in respect of the tenancy of the dwelling located at Apartment 11, Garrison Mews, Willow Avenue, Dublin 18 is valid.
2. The Respondent Tenants and any other 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 Determination Order.
3. The Respondent Tenants shall pay the total sum of €18,422.58 to the Applicant Landlord, being the total sum due for rent arrears, by way of 15 consecutive monthly instalments at the rate of €1,228.17 per month, to be paid on or before the 28th day of each month, commencing in the month immediately following the month of issue of this Determination Order.
4. The enforcement of this Determination Order for such payment of €18,422.58 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenants to the Applicant Landlord, on each due date, until such time as the total sum of €18,422.58 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.

This Order was made by the Residential Tenancies Board on 24 August 2022.



Ciara Cronin
Higher Executive Officer
Duly authorised to sign on behalf of the Director