

## **Residential Tenancies Board**

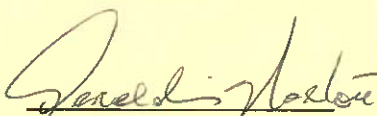
### **Determination Order**

**Ref: DR0324-94414**

In the matter of Daire Ferguson [Applicant Landlord] and Maurice Moore [Respondent Tenant] 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 the 20th of February 2024 and served on the Respondent Tenant in respect of the dwelling at Apartment 50, Burnell Square, Mayne River Avenue, Malahide Road, Northern Cross, Dublin 17 is valid.
2. The Respondent Tenant and all other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 14 days of the date of issue of the Determination Order.
3. The Respondent Tenant shall pay the total sum of € 5625.00 to the Applicant Landlord in 10 equal monthly installments of €562.50 commencing the on the first day of the month following the issue of the Determination Order. The sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of the Determination Order for such payment of €5625.00 will be deferred and the total sum reduced by the cumulative sum paid in the monthly installments made by the Respondent Tenant to the Applicant Landlord on each due date until such time as the total sum of €5625.00 has been paid in full.
5. For the avoidance of doubt any default in payment of any of the monthly installments shall act to cancel any further deferral and the balance due at the date of default of any such payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from the 22nd of May 2024 being the date of the adjudication hearing at the rate of €61.64 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 Respondent Tenant and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 07 August 2024.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director