

Residential Tenancies Board


Determination Order

Ref: DR0422-76641

In the matter of Asset Resi Limited [Applicant Landlord] and Aaron Furlong, Bridget Furlong [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 the 15th of March 2022 and served on the Respondent Tenants in respect of the dwelling at Apartment 5, 118 Church Road, East Wall, Dublin 3, D03A4E0, is valid.
2. The Respondent Tenants and all other persons residing in the above dwelling shall vacate and give up possession of that dwelling within 28 days of the date of issue of this Determination Order.
3. The Respondent Tenants shall pay the total sum of €3,030.00 to the Applicant Landlord in 10 equal monthly consecutive installments at the rate of €303.00 per month on the 1st day of each month commencing the next month after the issue of this Determination Order. The sum represents rent arrears in respect of the tenancy of the above dwelling.
4. The enforcement of this Determination Order for such payment of €3,030.00 will be deferred and the total sum reduced by the cumulative sum paid in the monthly installments made by the Respondent Tenants to the Applicant Landlord on each due date until such time as the total sum of €3,030.00 has been paid in full.
5. For the avoidance of doubt, any default in the 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 monthly payment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenants shall also pay any further rent outstanding from the 22nd day of November 2022 being the date of the adjudication hearing, at the rate of €2,200.00 per month or proportionate part thereof at the rate of €72.33 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 Tenants and any other persons residing therein.

This Order was made by the Residential Tenancies Board on 11 January 2023.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director