

Residential Tenancies Board

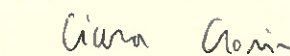
Determination Order

Ref: DR0422-76946

In the matter of Alan Lawlor, Linda Lawlor [Applicant Landlords] and Deirdre Keller [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 5 October 2021 by the Applicant Landlords on the Respondent Tenant in respect of the tenancy of the dwelling at 24 Broadfield Close, Broadfield Manor, Rathcoole, Co. Dublin, D24TD83, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the above dwelling within 90 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €10,979.76 to the Applicant Landlords, by way of 60 consecutive monthly installments at the rate of €180.00 per month, to be paid on or before the 28th day of each month, followed by 1 further instalment of €179.76, to be paid on or before the 28th day of the 61st month, commencing in the month immediately following the month of issue of this Determination Order. This sum of €10,979.76 being rent arrears in respect of the aforementioned tenancy.
4. The enforcement of this Determination Order for such payment of €10,979.76 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the monthly instalments, by the Respondent Tenant to the Applicant Landlords, on each due date, until such time as the total sum of €10,979.76 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 Landlords.
6. The Respondent Tenant shall also pay any further rent outstanding from 13 July 2022, being the date of the (virtual) hearing, to the Applicant Landlords, at the rate of €1,240.00 per month or proportionate part thereof at the rate of €40.76 per day, unless lawfully varied, together with any other charges provided for under the terms of the tenancy agreement, for each month or part thereof, until such time as the dwelling is vacated by her and by any other occupants.
7. The Applicant Landlords shall refund the entire of the security deposit of €1,200.00 to the Respondent Tenant, upon the Respondent Tenant vacating and giving up vacant 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 12 October 2022.



Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director