

Residential Tenancies Board

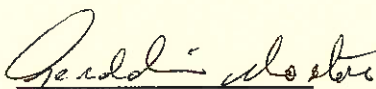
Determination Order

Ref: DR0522-77055

In the matter of OCP Belgrave II Ltd. Partnership [Applicant Landlord] and Karl Duggan [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 by the Applicant Landlord with a service date of 28 February 2022 on the Respondent Tenant in respect to the tenancy of the dwelling at Flat 1, 82 Grove Park, Rathmines, Dublin 6, D06DY98, is valid.
2. The Respondent Tenant and all 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 Respondent Tenant shall pay the total sum of €7,390.10 to the Applicant Landlord, by way of 10 consecutive instalments at the rate of €700.00 per calendar month, on or before the 28th day of each month, followed by 1 further instalment of €390.10 in the immediately succeeding month commencing the next month after the issue of this Determination Order. This sum represents rent arrears of €7,390.10 in respect of the above tenancy.
4. The enforcement of this Determination Order for such payment of €7,390.10 will be deferred and the total sum owing will be reduced by the cumulative sum paid, in monthly instalments, by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €7,390.10 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.
6. The Respondent Tenant shall also pay any further rent outstanding from 19 July 2022 to the Applicant Landlord at the rate of €1,100.00 per month or proportionate part thereof at the rate of €36.16 per day unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement for each month or part thereof, until such time as he vacates the above dwelling.

This Order was made by the Residential Tenancies Board on 31 August 2022.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director