

## **Residential Tenancies Board**

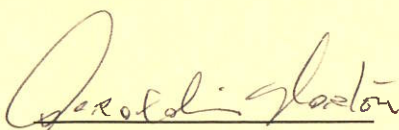
### **Determination Order**

**Ref: DR0523-85654**

In the matter of Colleen Investment LTD [Applicant Landlord] and Natasha Flood [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 service of 7th of October, 2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 18, The Charter, Santry Cross, Ballymun, Dublin 11, D11 F993, is valid.
2. The Respondent Tenant and any other 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 sum of €26,250.00 to the Applicant Landlord, by way of 23 consecutive instalments at the rate of €1,100.00 per calendar month, on or before the 28th day of each month, followed by one further instalment of €950.00 on or before the 28th day of the immediately succeeding month, commencing the next month after the issue of this Determination Order.
4. The enforcement of this Determination Order for such payment of €26,250.00 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 €26,250.00 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 Applicant Landlord shall refund the security deposit of €1,875.00 to the Respondent Tenant, on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.
7. The Notice of Termination with a date of service of 23rd of January, 2022, served by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at Apartment 18, The Charter, Santry Cross, Ballymun, Dublin 11, D11 F993, is invalid.

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



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director