

Residential Tenancies Board


Determination Order

Ref: DR0621-70571

In the matter of Owenass Developments Ireland Ltd t/a O.N.S. Ireland [Applicant Landlord] and Aleksandra Banat [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 6th January 2020 by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at 28 Bluebell Way, Esker Hills, Portlaoise, Co. Laois, R32XHC9, is valid.
2. The Respondent Tenant, and all other persons residing in the above dwelling, shall vacate and give up possession of the dwelling within 60 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €3,783.28 to the Applicant Landlord, by way of 6 consecutive monthly instalments at the rate of €500.00 per month, to be paid on or before the 28th day of each month, followed by one further instalment of €783.28, to be paid on or before the 28th day of the 7th month, commencing in the month immediately following the month of issue of this Order. This sum represents rent arrears of €3,783.28.
4. The enforcement of this Determination Order for such payment of €3,783.28 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 Landlord, on each due date, until such time as the total sum of €3,783.28 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 14th September 2021, being the date of the virtual hearing, to the Applicant Landlord, at the rate of €1,050.00 per month or proportionate part thereof at the rate of €34.52 per day, unless lawfully varied, plus 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 all other current occupants.

This Order was made by the Residential Tenancies Board on 26 January 2022.


Ciara Cronin

Higher Executive Officer

Duly authorised to sign on behalf of the Director