

Residential Tenancies Board

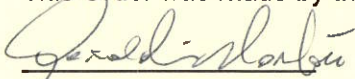
Determination Order

Ref: DR0622-77677

In the matter of Vestry Limited Partnership [Applicant Landlord] and Stephen Brooks [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 the 25th of April 2022 served by the Applicant Landlord on the Respondent Tenant in respect of the tenancy of the dwelling at Apartment 11, The Ramparts, Willow Avenue, Dublin 18, D18H042, 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 14 days of the date of issue of this Determination Order.
3. The Respondent Tenant shall pay the total sum of €6,337.99 to the Applicant Landlord, by way of 11 consecutive monthly instalments at the rate of €528.17 per month, to be paid on or before the 28th day of each month, followed by a final instalment of €528.12, to be paid on or before the 28th day of the 12th month, commencing in the month immediately following the month of issue of this Determination Order. This sum of €6,337.99 being rent arrears in respect of the aforementioned tenancy.
4. The enforcement of this Determination Order for such payment of €6,337.99 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 €6,337.99 has been paid in full.
5. For the avoidance of any 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 payments shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from the 16th of September 2022, being the date of the (virtual) adjudication hearing, to the Applicant Landlord, at the rate of €2,030.67 per month or proportionate part thereof at the rate of €66.76 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 above dwelling is vacated by the Respondent Tenant and any other person/s currently residing therein.

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



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director